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14 Shearing Close, Dursley,  
GL11 5DB

Asking price  
**£295,000**



NEARLY NEW THREE BEDROOM DETACHED HOUSE CONSTRUCTED APPROXIMATELY  
3 YEARS AGO - SITUATED IN EXTREMELY POPULAR AREA OF UPPER CAM -  
ENTRANCE HALL - CLOAKROOM - THROUGH LIVING ROOM - KITCHEN/DINING ROOM -  
THREE FIRST FLOOR BEDROOMS - MASTER HAVING EN-SUITE SHOWER ROOM -  
FAMILY BATHROOM/3RD WC - ENCLOSED GARDEN BACKING ON TO  
OPEN FIELDS - PARKING - ENERGY RATING B

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## 14 Shearing Close, Dursley, GL11 5DB

### SITUATION

This spacious nearly new house was constructed by St Modwen Homes to a good specification and occupies a pleasant elevated position in this attractive area of Upper Cam. The property is close to St. Georges Church along with popular Cam Hopton Church Endowed Primary School. There are a number of local walks on the door step including local landmarks of Cam Peak and Cam Longdown. Dursley and Cam centres are both within approximately one mile offering a range of shopping facilities along with Sainsbury's supermarket in Dursley and Tesco supermarket in Cam village. Also within a few minutes walk is the Vale Community Hospital and Rednock Comprehensive School. Cam and Dursley are well placed for daily commuting to the larger centres of Gloucester, Bristol and Cheltenham via the A38 and M5/M4 motorway network. Cam has a 'park and ride' railway station with regular services to Gloucester and Bristol and onward connections with the National Rail Network.

### DESCRIPTION

14 Shearing Close was constructed to a good specification approximately 3 years ago in this extremely popular location and backs on to open fields and has an elevated position with views. The property is accessed via entrance hall leading to cloakroom/wc. There is a good size



through living room, an attractive kitchen/diner having French doors leading on to the rear garden. On the first floor there are three bedrooms, master having en-suite shower room and a bathroom/3rd wc. The property is well located and has attractive contemporary accommodation and must be seen to be fully appreciated.

### DIRECTIONS

From Dursley town centre proceed north west out of town on the A4135 for approximately half a mile, taking the second turning on the right into Kingshill Lane just after the fire station. Proceeding down Kingshill Lane, take the first turning on the right past the hospital on the right hand side, continue taking the next turning on the left into Buddings Way and continue taking the second turning on the left into Shearing Close. Continue for approximately 150m and No 14 can be found on the right hand side.

### ACCOMMODATION

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide)

### ENTRANCE HALL

Having radiator, stairs to first floor.

### CLOAKROOM/WC

Having wash hand basin/low level wc,



radiator and extractor fan.

### LIVING ROOM 5.27m x 3.19m (17'3" x 10'6")

Having double glazed French doors to rear, double glazed window to front, under stairs storage cupboard, two radiators.

### KITCHEN/DINING ROOM 5.27m x 2.7m (17'3" x 8'10")

Having a range of modern wall, tall and base units with laminated work surfaces over, incorporating inset one and a half bowl single drainer sink unit, inset four ring gas hob, cooker hood, built in oven, integrated washing machine, double glazed window to front, French doors to rear.

### ON THE FIRST FLOOR

### LANDING

Having radiator, airing cupboard housing hot water storage tank.

### BEDROOM ONE 3.28m X 2.78m (10'9" X 9'1")

Having double glazed window to front, radiator and a range of built in wardrobes.

### SHOWER ROOM

Having low level suite comprising wash hand basin, low level wc with concealed cistern, stainless steel ladder towel rail, shower cubicle with mixer shower, extractor fan and double glazed window.

### BEDROOM TWO 2.27m x 2.93m (7'5" x 9'7")

Having double glazed window, radiator



and fitted wardrobe.

### BEDROOM THREE 3.27m.x 2.2m (10'9" 7'3")

Having double glazed window and radiator.

### BATHROOM

Having low level suite comprising panelled bath with mixer shower, wc with concealed cistern, wash hand basin, ladder towel rail and double glazed window.

### EXTERNALLY

To the front of the property, the open plan garden has parking for two cars, along with flower borders. To the side of the property there is a wide pathway and gate which leads to the rear garden which is enclosed by fence having garden shed and two patios with low maintenance Astro turf and flower borders.

### AGENTS NOTE

All mains services are connected  
Gas fired radiator central heating  
Council Tax Band "D" - £1,608.55 payable

Tenure - Freehold

The property benefits from the balance of the builders warranty

There is a six monthly charge for maintenance of the communal areas and insurance to cover communal areas which last six months was £216.43.

### VIEWING

By appointment with the owner's sole agents as over.

