

35 St Bartholomews, Cam, GL11 5US

Asking price

£420,000



SPACIOUS AND EXTENDED FOUR BEDROOM DETACHED HOUSE
TUCKED AWAY IN A QUIET CUL DE SAC LOCATION
PARKING - DOUBLE GARAGE - SPACIOUS LOUNGE WITH PATIO DOORS
UPGRADED KITCHEN/DINER - CLOAKROOM - SEPARATE DINING ROOM
FOUR BEDROOMS - FAMILY BATHROOM - ENSUITE
ENCLOSED REAR GARDEN - DOUBLE GLAZING - GAS CENTRAL HEATING
ENERGY RATING C

01453 544500

31 Parsonage Street, Dursley
Gloucestershire GL11 4BW

bennettjones.co.uk

sales@bennettjones.co.uk

35 St Bartholomews, Cam, GL11 5US

SITUATION

This property is situated in the sought after location of St. Bartholomew's Close which is just off Shutehay Drive in Cam. In walking distance is the village centre which has a range of facilities including: Tesco supermarket, independent retailers, chemist and hardware store. The village also has both doctors and dentists surgeries and a choice of three primary schools along with public houses. The nearby town of Dursley offers a wider range of shopping facilities and community facilities including: sports centre, eighteen hole golf course and secondary schooling. Cam has a 'Park and Ride' railway station with onward connections to the national rail network. The village is also well placed for commuting to the larger centres of Gloucester, Bristol and Cheltenham via the A38 and M5/M4 motorway network.

DIRECTIONS

From Dursley town centre proceed north west out of town on the A4135 proceeding straight across at the first and second mini roundabouts, at the third mini roundabout take the second exit and proceed down the incline and take the first turning on the left into Manor Avenue, proceed taking the third turning on the right into Shutehay Drive and proceed approximately one hundred metres taking the second turning on the right hand side onto St. Bartholomew's Close, follow the road round and take the second turning left and the property is located shortly on the right hand side.

DESCRIPTION

Tucked away in a popular cul de sac location, this spacious family home has been in the same ownership for 28 years in which time it has been upgraded and extended. With modern kitchen/diner with built in appliances and beautiful granite worktops providing additional family entertaining space, alongside a large lounge and separate dining room. The property briefly comprises: entrance hallway, cloakroom, fitted kitchen, lounge, separate dining/family room. On the first floor there are four bedrooms, en-suite and family bathroom. The rear garden is very private and fully enclosed and to the front of the property having a driveway with parking and double garage.

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).

CANOPY PORCH

ENTRANCE HALLWAY

Having upvc door with glazed side window, radiator, under stairs cupboard and stairs to first floor

LOUNGE 3.49m X 6.43m Maximum (11'5" X 21'1" Maximum)

Good size room with feature fireplace having coal effect gas fire, radiator, large double glazed window to the front and patio doors leading on to the rear garden.

KITCHEN/DINER 6.90m x 2.64m (22'8" x 8'8")

Upgraded approximately 6 years ago and having cream wall and base units with granite worktop over. Stainless steel one and a half bowl sink and drainer, mixer tap. Built in fridge/freezer, dishwasher and double oven and four burner gas hob with extract over. Plumbing for

washing machine and tumble drier. This larger than average room has two good sized double glazed windows and door leading to rear garden, space for dining table and skylight for additional light and radiator, making this a great family entertaining space.

DINING ROOM 2.91m X 2.89m (9'7" X 9'6")

Having double glazed window to front and radiator.

CLOAKROOM

WC, wash hand basin, radiator and double glazed window to rear.

ON THE FIRST FLOOR

LANDING

Having access to loft space and airing cupboard.

BEDROOM ONE 3.42m X 2.86m (11'3" X 9'5")

With built in double wardrobe, radiator and double glazed window to rear, door leading to:

ENSUITE

Upgraded shower cubicle with electric shower, built in WC and vanity washbasin with storage under, ladder radiator, wall panelling for easy clean and double glazed window to front.

BEDROOM TWO 3.54m X 2.73m (11'7" X 8'11")

Bright and airy room with built in wardrobes, radiator and double glazed window to front offering views.

BEDROOM THREE 2.86m X 2.13m (9'5" X 7'0")

Having built in wardrobe, radiator and double glazed window to rear.

BEDROOM FOUR 2.27m X 2.17m (7'5" X 7'1")

With built in wardrobe, radiator and double glazed window to front with views.

BATHROOM

Modern suite comprising: white bath with electric shower over, built in WC and wash basin with storage under, ladder radiator, fully clad panelled walls for easy clean and double glazed window to rear.

EXTERNALLY

The front of the property has a good size driveway leading to a double garage and front door, there is a well presented lawn area and pathway leading to a side gate giving access to the rear of the property. To the rear there is a patio area for entertaining with lawn area and space for compost or vegetable plot to the side, edged with trees and hedgerow to give privacy.

AGENTS NOTES

Tenure: Freehold.

All mains services are believed to be connected.

Council Tax Band: E £2,324.50 payable.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Potential	Score	Current	Potential	Score
A	B	82	A	B	79
B	C	69	B	C	65
C	D		C	D	
D	E		D	E	
E	F		E	F	
F	G		F	G	
G			G		

Net energy efficient - heating rating
Net energy efficient - hot water rating
Net energy efficient - lighting rating
Net energy efficient - air conditioning rating

England & Wales
EU Directive 2002/91/EC

MISREPRESENTATION ACT 1967. Messrs. Bennett Jones for themselves and for the Vendors of this property whose agents they are, give notice that: All statements contained in their particulars as to this property are made without responsibility on the part of the Agents or Vendors. None of the statements contained in their particulars as to this property is to be relied on as a statement or representation of fact. Any intending purchasers must satisfy himself by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendors do not make or give and neither the Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.