



26a Cam Green, Dursley, , GL11 5HN

Guide Price £699,950

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Situated in the prestigious Cam Green locality this well presented four bedroomed detached dormer bungalow has been well maintained and extended by the current owners offering ready to move into accommodation, set within substantial grounds. The property briefly comprises of the following; spacious entrance hall with access to first floor landing, an open plan kitchen/breakfast/dining room, with access to rear gardens, separate lounge with multi fuel log burner, two well equipped double bedrooms and shower room. The first floor benefits from a spacious hallway with storage and two double bedrooms, with the principal bedroom having potential to add a further ensuite shower room, subject to the necessary planning consents.

The generous gardens back onto open fields offering a high degree of privacy and having a south facing aspect. The current owners purchased part of the field behind to extend the garden, please note this section is arable land and there is a restriction on its use. Further benefits include, gravel driveway for multiple vehicles, garage and front garden laid to lawn.

The property is within access to miles of countryside along the Cotswold Way yet is conveniently positioned for access to both Cam Village and Dursley Town Centre with supermarkets, shopping facilities, schools, library, leisure centre/swimming pool and a wide range of eateries. With access to the main centres of Bristol, Gloucester and Cheltenham make this the ideal commuting point via the M5 and A38. There is a main line train station at Box Road, Cam; Serving Bristol and London (Paddington) via Gloucester.





### **Entrance**

Having part glazed UPVC double glazed front door leading to entrance hallway.

### **Entrance Hallway**

With laminate flooring, fuse box, ceiling light, stairs to first floor landing, space understairs for desk and radiator.

### **Kitchen**

24'8" x 10'4"

Fitted with a range of base units with laminate worktops over and matching wall storage cupboards, sink and drainer unit, integrated fridge and freezer, dishwasher, Rangemaster gas cooker with extractor over, vinyl flooring, UPVC framed double glazed windows, radiators, ceiling lights and downlights under units. Sink unit, space and plumbing for washing machine and tumble dryer and access to garden.

### **Dining Room**

24'8" x 9'6"

Open plan to the kitchen and having UPVC framed double glazed window with views of garden, carpet and radiator.



### **Lounge**

22'10" x 11'9"

Having multi-fuel woodburning stove, carpet, UPVC framed double glazed window, doors leading to garden, radiator, ceiling light.

### **Bedroom Three**

10'11" x 10'10"

Having UPVC framed double glazed window, ceiling light, radiator, carpet.

### **Bedroom Four**

10'10" x 10'4"

Having UPVC framed double glazed window, ceiling light, radiator, carpet.

### **Downstairs Shower Room**

Having corner shower unit, WC, wash hand basin with storage beneath, vinyl flooring, UPVC double glazed window, ceiling light and towel rail.

### **First Floor Landing**

From the entrance hall stairs lead to first floor landing with carpet, radiator, ceiling light, storage in the eaves, access to roof space and Velux windows.



### **Bedroom Two**

13'4" x 10'11"

Having UPVC framed double glazed window, radiator, carpet, ceiling light, eaves storage.

### **Bathroom**

Fitted suite comprising corner shower unit, panelled bath, bidet, laminate flooring, Velux window, towel rail, WC, basin with storage beneath and ceiling light.

### **Bedroom One**

13'4" x 13'0"

Having UPVC framed double glazed window with views of garden, carpet, eaves storage, radiator and combination boiler. This room has the potential to create an ensuite shower room.

### **Outside**

The south facing rear garden is mainly laid to lawn with shrub borders, side access to the front on both sides, patio area, heavy duty greenhouse, brick built



workshop, a range of trees and shrubs, vegetable plots and fruit trees. Outside water tap, outside lights and fence and hedge boundaries.

The front garden is mainly laid to lawn with walled boundaries and gravel driveway providing parking for several cars and leading to garage.

Please note that the section of land that was bought by the owner which is shown on a separate title plan will remain arable land for a further two years.

### **Garage**

20'2" x 9'9"

Having up and over door with power and light, side access.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	<b>81</b>
(69-80) <b>C</b>	
(55-68) <b>D</b>	<b>60</b>
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

**DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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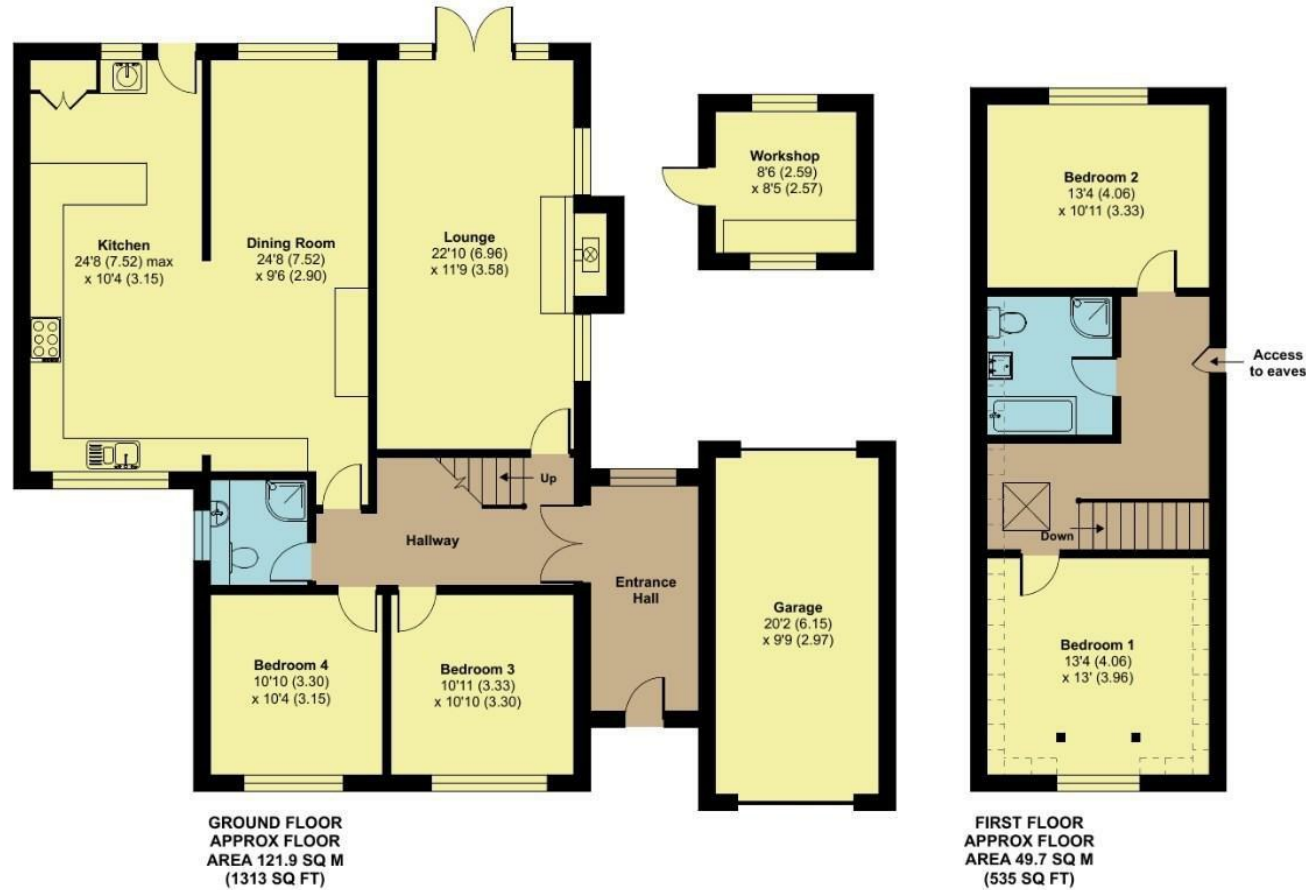
Approximate Area = 1801 sq ft / 167.3 sq m

Limited Use Area(s) = 47 sq ft / 4.3 sq m

Garage = 198 sq ft / 18.3 sq m

Outbuilding = 72 sq ft / 6.6 sq m

Total = 2118 sq ft / 196.7 sq m



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checom 2024. Produced for Hunters Property Group. REF: 1080354

## Viewing Arrangements

Strictly by prior appointment only through the agent Hunters  
01453 542 395 | Website: [www.hunters.com](http://www.hunters.com)

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