

# HUNTERS<sup>®</sup>

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## 3 Beyon Drive

Cam, GL11 5JW

Guide Price £290,000



Council Tax: D





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## Entrance

Entrance porch with double glazed entrance door and window. Access to the hallway via double glazed door.

## Hallway

Having stairs leading to the first floor landing.

## Lounge

13'00" x 12'09" (3.96m x 3.89m)

Having wall and ceiling lights, panelled radiator, carpeted flooring and UPVC framed double glazed window overlooking the front.

## Dining Room

10'00" x 9'08" (3.05m x 2.95m)

Having ceiling light, radiator, serving hatch into the kitchen and sliding door leading into the conservatory.

## Kitchen

9'11" x 8'02" (3.02m x 2.49m)

Having wall and base kitchen units with laminate worktop over, stainless steel sink and drainer unit, UPVC framed window overlooking the rear, Worcester Bosch combination boiler supplying central heating and domestic hot water circulation, panelled radiator and electric oven.

## Conservatory

9'11" x 8'01" (3.02m x 2.46m)

Having electric heating and access to the garden. Construction is brick built with double glazed units and doors.

## Cloakroom

Having WC, wash hand basin and high level UPVC double glazed frosted window.

## First Floor Landing

Having double glazed window, airing cupboard and access to the loft.

## Bedroom One

12'10" x 9'11" (3.91m x 3.02m)

A double bedroom with built-in storage, panelled radiator, ceiling and wall lights, carpeted flooring and UPVC framed double glazed window.

## Bedroom Two

11'03" x 9'07" (3.43m x 2.92m)

A double bedroom with ceiling light, panelled radiator, carpeted flooring and UPVC framed double glazed window overlooking the front.

## Bedroom Three

8'09" x 8'00" (2.67m x 2.44m)

Having carpeted flooring, ceiling light, panelled radiator and UPVC framed double glazed window.

## Bathroom

Having panelled bath with shower over and shower curtain, low level WC, pedestal wash hand basin, radiator, laminate flooring, part ceramic wall tiling and UPVC framed double glazed frosted window.

## Outside

The front of the property has off-road parking with a paved surface and access to the adjoining garage.

To the rear there is a patio area, lawns and mature flower and shrub borders. There is a shed and areas for vegetable growing, water butts and storage.

## Utility Room

10'03" x 8'06" (3.12m x 2.59m)

Having a shower cubicle with a glazed shower door, space for appliances with worktop surface over, UPVC double glazed window and door giving access to the garage and rear garden.

## Garage

10'03" x 8'06" (3.12m x 2.59m)

With up-and-over door, shelved loft storage, power and light.

**EPC & FLOORPLAN TO FOLLOW**

Tel: 01453 542 395

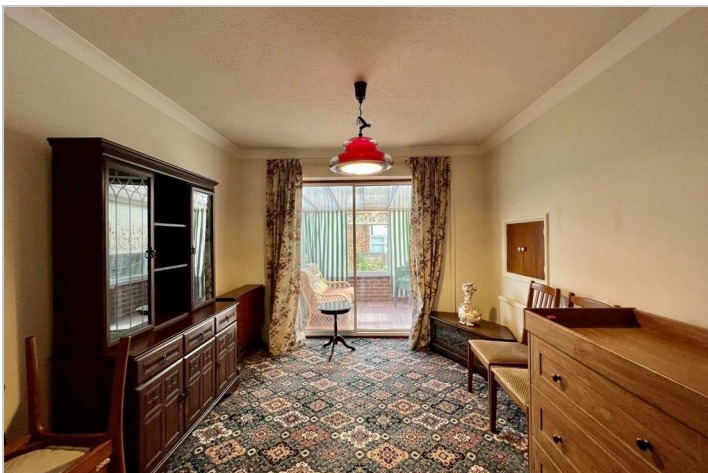
Offered with no onward chain and situated on the popular Bovis development in Cam, this spacious three bedroom link-detached family home is situated in a cul-de-sac location.

Briefly the accommodation comprises on the ground floor of kitchen, utility room, two separate reception rooms, conservatory and cloakroom. To the first floor there are three generous bedrooms and family bathroom.

The house benefits from UPVC double glazing, an attached garage, ample driveway parking and enclosed rear garden with patio and lawns.

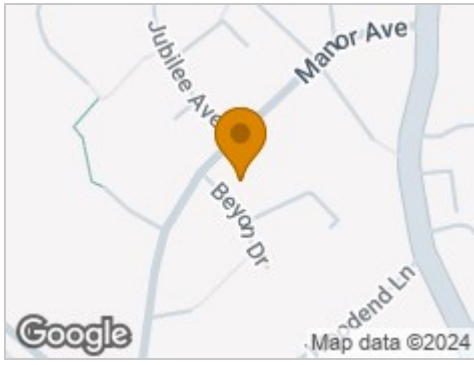
Beyon Drive is conveniently located for access into Cam Village with a range of amenities, Tesco Supermarket and primary schools. Dursley Town Centre is only a few minutes drive with a full range of shopping, schooling and recreational facilities. For commuting, the A38 and M5 motorway provide excellent links to the larger centres of Bristol, Gloucester and Cheltenham and there is a mainline train station at Box Road, Cam; serving Bristol and London (Paddington) via Gloucester.

- Link Detached House
- Three Bedrooms
- Two Reception Rooms
- Conservatory
- Kitchen
- Bathroom
- Enclosed Rear Garden
- Garage with Ample Parking
- No Onward Chain





## Road Map



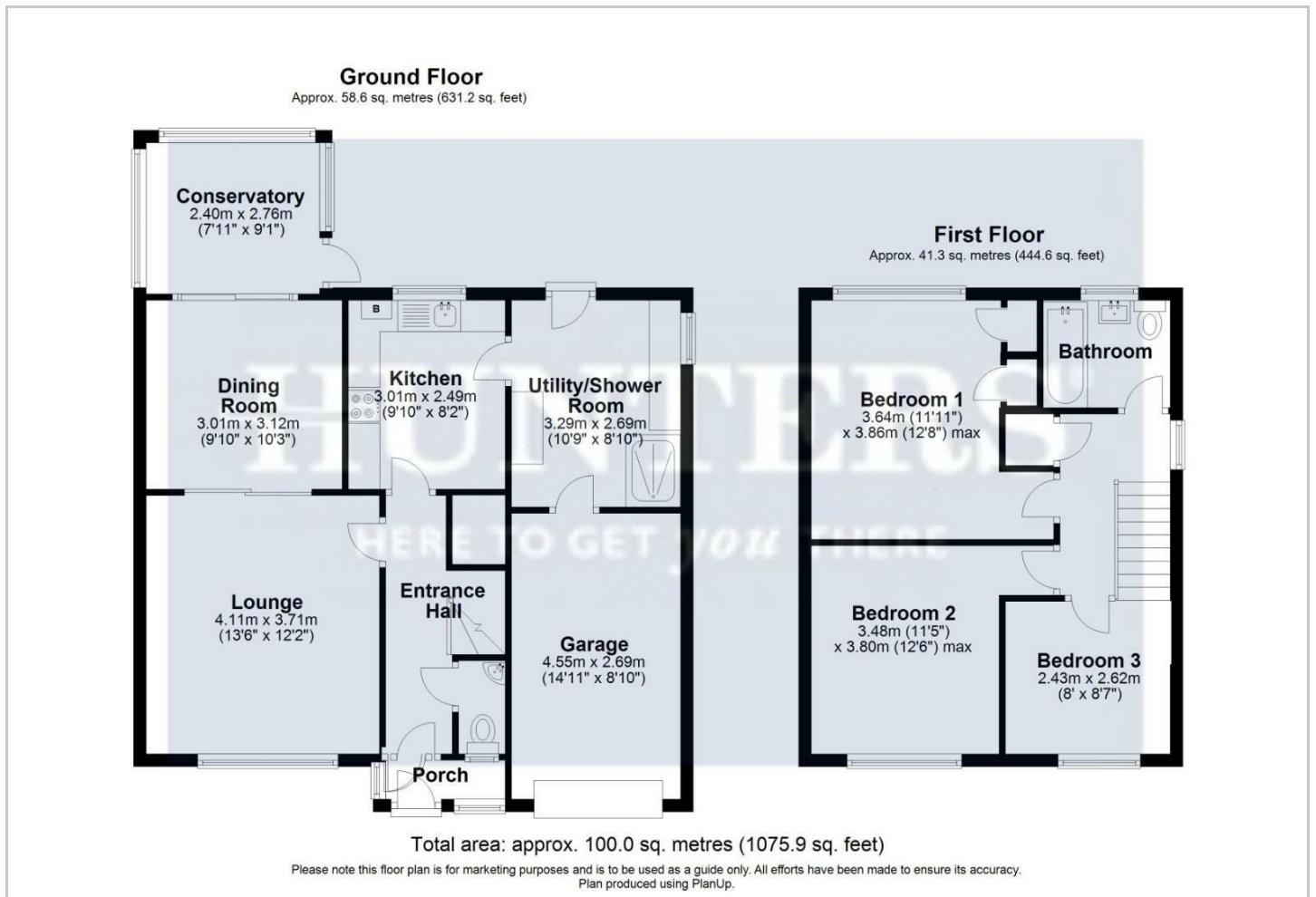
## Hybrid Map



## Terrain Map



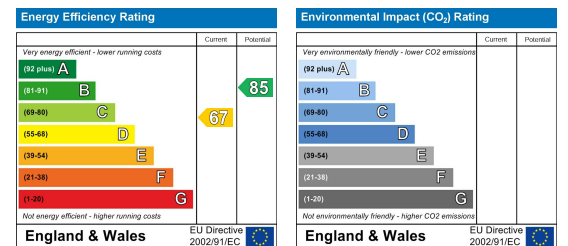
## Floor Plan



## Viewing

Please contact our Hunters Dursley Office on 01453 542 395 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.