



3 Tilsdown, Dursley GL11 5QQ

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A fine example of an extended four bedroom detached house offering versatile accommodation, located in the village of Cam with views towards the River Severn and beyond. The house has been upgraded by the current sellers, offering a beautiful kitchen diner with French doors leading to the rear garden, lounge with woodburner, separate study room, integral garage and downstairs WC. Upstairs is well proportioned throughout with four double bedrooms, en-suite shower room to the principle bedroom and a family bathroom which completes the top floor accommodation.

The property is well positioned for access to both Cam Village and the market town of Dursley with its full range of day to day shopping, schooling and recreational facilities, to include Sainsbury's Supermarket, leisure centre/sports studio/swimming pool and Rednock Secondary School. The area is ideal for commuters with the A38 and M5 motorway being easily accessible providing excellent routes to the larger centres of Bristol, Gloucester and Cheltenham. There is a main line train station at Box Road, Cam; serving Bristol and London (Paddington) via Gloucester.

Guide Price £499,500





Entrance Porch

UPVC door leading to hallway.

Entrance Hallway

Stairs to first floor with window to half landing, radiator.

Lounge

Window to front, fireplace with woodburning stove and radiator.

Kitchen/Dining Room

Fitted with a range of wall and base level units with laminate work surfaces over, gas cooker and hob, space for fridge/freezer and dishwasher. Sink with drainer, breakfast bar, window to rear, door to side.

Seating Area (Off Kitchen)

Large windows, radiator, French doors to garden, roof light window.

Study

Window to side, radiator and vinyl flooring.

Cloakroom

WC, wash hand basin, frosted window and radiator.

First Floor Landing

From the entrance hallway stairs lead to first floor landing with access to loft space which is partially boarded, airing cupboard and doors to:

Bedroom One

Window to front, radiator, built-in wardrobe space, inset ceiling spotlights and sliding door leading to the en-suite.

En-Suite

Suite comprising shower cubicle, vanity unit with WC and wash hand basin with storage under. Vinyl flooring, chrome towel radiator and frosted window.

Bedroom Two

Window to front, built-in storage, radiator and ceiling light.

Bedroom Three

Window to rear and radiator.



Bedroom Four

Window to rear, ceiling light and radiator.

Bathroom

Suite comprising bath having shower over with glazed shower screen, vanity unit with WC and wash hand basin with storage under. Frosted window, vinyl flooring, chrome towel radiator, part tiled walls and ceiling light.

Outside

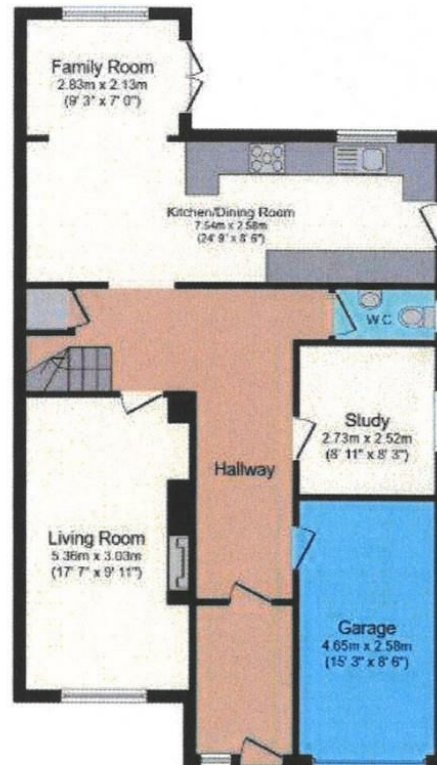
The front is laid to driveway leading to integral garage and is enclosed by fencing. There are gravel borders and lawn areas.

The rear garden is mainly laid to lawn and enclosed by hedged boundaries and fencing with side access and garden room.

- Extended Detached House
- Beautifully Presented Throughout
- Four Bedrooms
- Kitchen/Dining/Family Room
- Separate Living Room
- Study & Downstairs Cloakroom
- En-suite and Family Bathroom
- Garage with Ample Driveway Parking
- Enclosed Rear Garden



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. 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.



Ground Floor

Floor area 87.1 m² (938 sq.ft.) approx

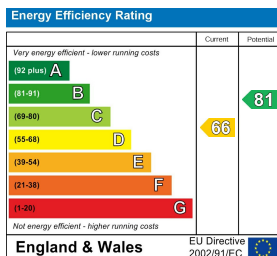


First Floor

Floor area 75.6 m² (814 sq.ft.) approx

Total floor area 162.8 m² (1,752 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Viewing Arrangements

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