

HUNTERS®

HERE TO GET *you* THERE



13 Larkrise

Cam, Dursley, GL11 5EZ

Guide Price £295,000



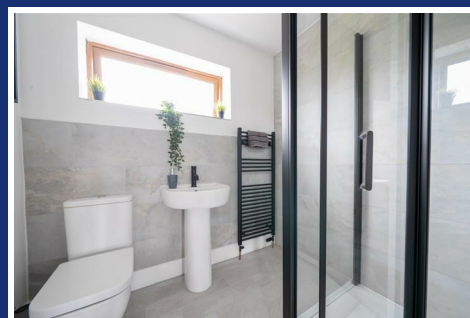
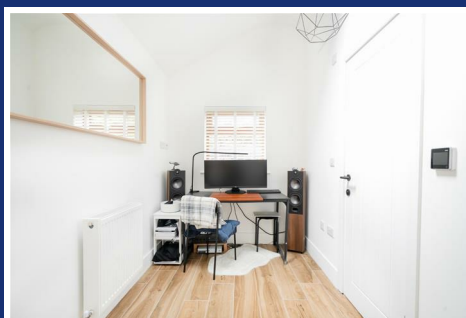
Council Tax: B



13 Larkrise

Cam, Dursley, GL11 5EZ

Guide Price £295,000



Entrance Porch

UPVC door to entrance hall, window to side, storage cupboard, stairs to first floor landing and access to:

Living Room

Window to front, radiator, understairs storage.

Kitchen/Dining Room

Fitted with a range of Howdens Shaker style wall and base units with laminate worktop surfaces over, breakfast bar, built in dishwasher, fitted oven and gas hob with extractor over, space for tall fridge/freezer, ceramic sink unit, window to rear, vertical radiator, wall mounted combination boiler, inset ceiling spotlights.

Study

Electrically controlled Velux window, small window to rear, cupboard, radiator, access to rear garden.

Utility/Cloakroom

WC, wash hand basin with storage beneath, washing machine with worktop surface over, window, inset ceiling spotlights.

First Floor Landing

From the entrance hall stairs lead to first floor landing with radiator and access to fully boarded loft space with ladder, power and light.

Bedroom One

Window to front, radiator.

Bedroom Two

Window to rear, radiator, built in cupboard.

Bedroom Three

Window with views to front, built in cupboards, radiator.

Shower Room

Fitted with a modern suite comprising shower cubicle, wash hand basin, WC, tiled flooring, part tiled walls, ladder towel radiator, frosted window to rear, built in storage.

Outside

The rear garden is mainly laid to gravel with flower borders, fence boundaries, useful store shed.

To the front is a generous driveway providing parking for several vehicles and side access to rear garden.

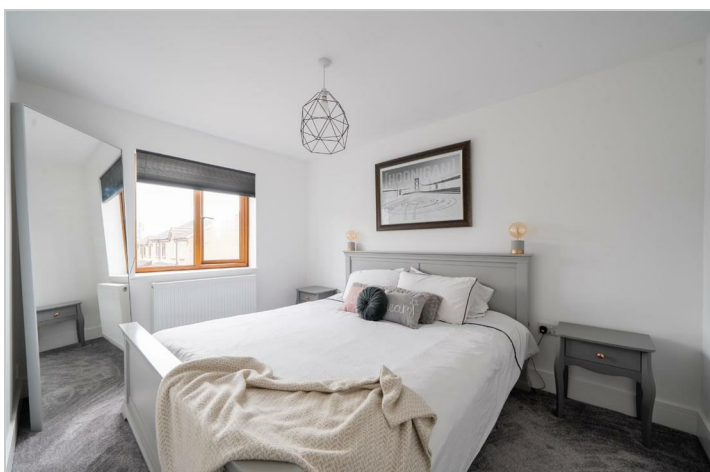
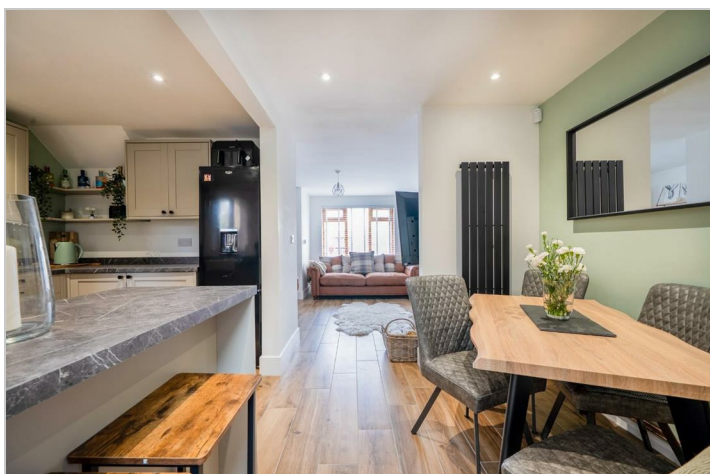
****OPEN HOUSE EVENT - SATURDAY 3RD MAY 2025 - PLEASE CALL FOR AN APPOINTMENT TO VIEW****

Situated in the popular cul-de-sac of Larkrise, Cam, this beautifully refurbished home offers spacious accommodation and an early viewing is highly recommended to avoid disappointment. The current owners have left no stone unturned with updating this property, including, a full re-wire, brand new combination boiler and radiators, new doors and flooring throughout, a Hive Heating system, new alarm system, brand new Kitchen with stylish shaker style units and modern bathroom with upgraded suite.

The accommodation briefly comprises of an entrance hallway, living room, kitchen/dining room, study and utility/cloakroom. On the first floor there are three bedrooms, family shower room and a fully boarded loft with ladder access. The property benefits from driveway for multiple cars and side access leading to the private rear garden.

The property is conveniently located for access into Cam Village with a range of amenities 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. There is a mainline train station at Box Road, Cam; serving Bristol and London (Paddington) via Gloucester.

- Fully Refurbished Home in Popular Cul-de-Sac Location
 - Shower Room
 - Living Room
 - Utility/Cloakroom
 - Driveway Parking
- Three Bedrooms
 - Kitchen/Dining Room
 - Study
 - Enclosed Rear Garden



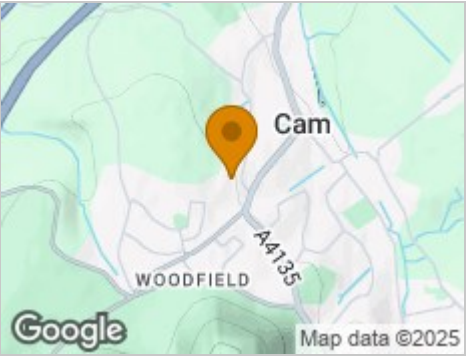
Road Map



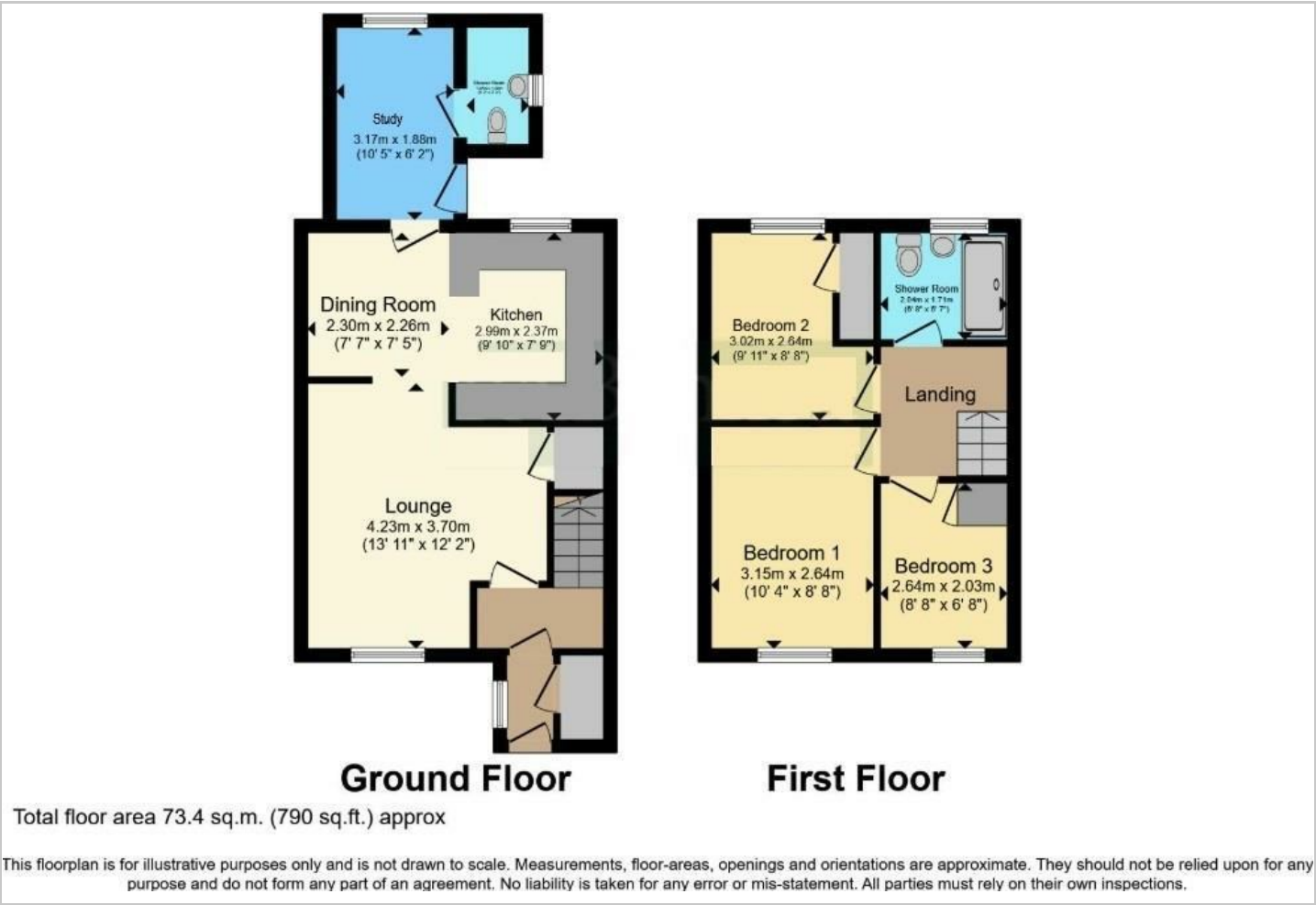
Hybrid Map



Terrain Map



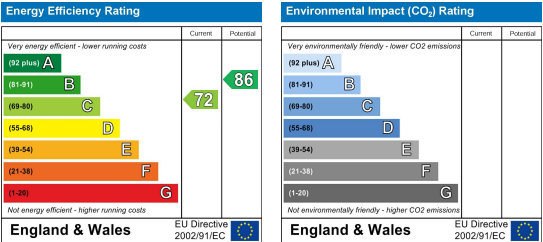
Floor Plan



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.