



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
C	B	A	A
72	81		

England & Wales EU Directive 2002/91/EC

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2 Pevelands, Cam,
GL11 5UW

Offers In The Region Of
£558,000



LOCATED IN THE CHARMING AREA OF PEVELANDS IN CAM, THIS STUNNING DETACHED HOUSE IS A TRUE GEM. BOASTING THREE RECEPTION ROOMS, FOUR BEDROOMS, AND TWO BATHROOMS, THIS PROPERTY OFFERS AMPLE SPACE FOR A GROWING FAMILY. BUILT IN THE 1980S, THIS HOME HAS BEEN LOVINGLY UPGRADED AND EXTENDED TO MEET MODERN STANDARDS WHILE RETAINING ITS CLASSIC CHARM. THE HIGHLIGHT OF THIS PROPERTY IS THE BESPOKE OPEN PLAN KITCHEN AND FAMILY DINING ROOM, COMPLETE WITH HIGH-END FINISHES AND BI-FOLD DOORS THAT FLOOD THE SPACE WITH NATURAL LIGHT. IN ADDITION TO THE KITCHEN, THE PROPERTY FEATURES A SEPARATE LOUNGE, STUDY, AND CLOAKROOM ON THE GROUND FLOOR. UPSTAIRS, YOU'LL FIND FOUR WELL-APPOINTED BEDROOMS, MASTER HAVING ENSUITE AND ADDITIONAL FAMILY BATHROOM, AS WELL AS PLENTY OF STORAGE SPACE FOR ALL. PARKING WILL NEVER BE AN ISSUE WITH AMPLE OFF ROAD PARKING, ALONG WITH A DOUBLE GARAGE THAT INCLUDES A CONVENIENT UTILITY AREA AND REMOTE-CONTROLLED DOORS. THE LANDSCAPED ENCLOSED GARDENS PROVIDE A PEACEFUL RETREAT, PERFECT FOR RELAXING OR ENTERTAINING GUESTS WITH VIEWS ACROSS THE ESCARPMENT. HAVING A DESIRABLE ENERGY RATING OF C, THIS PROPERTY IS A MUST-SEE FOR ANYONE LOOKING FOR A MODERN YET CHARACTERFUL FAMILY HOME. DON'T MISS OUT ON THE OPPORTUNITY TO MAKE THIS UNIQUE PROPERTY YOUR OWN!

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2 Pevelands, Cam, GL11 5UW

SITUATION

This bespoke four bedroom property is situated in 'Pevelands', which is a highly sought after cul-de-sac in this popular residential area of Cam. The property is within walking distance of the village centre, which has a range of facilities including: Tesco's 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 Kingshill Road, continuing over the first and second mini-roundabouts. At the third mini-roundabout take the second exit and proceed down the incline taking the first turning on the left into Manor Avenue. Proceed through Manor Avenue for approximately quarter of a mile turning left into Pevelands and left again and No. 2 is the first property on the right hand side.

DESCRIPTION

Upgraded and extended family home in a sought after location offering views towards Cam Peak. Unique four bedroom detached house with bespoke and high end open plan kitchen/ dining / family room with bi-fold doors, separate lounge, study, cloakroom, four first floor bedrooms, family bathroom, ample storage and double garage with utility area and remote controlled doors, enclosed and landscaped rear gardens. Energy Rating: C **MUST BE SEEN TO BE FULLY APPRECIATED!**

THE 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).

PORCH CANOPY

ENTRANCE HALLWAY

A welcoming and spacious entrance hallway having double glazed front door with side screen, stairs to first floor with under stair cupboard and radiator.

LOUNGE 7.30m int bay x 3.32m (23'11" int bay x 10'10")

Spacious with a cosy feel, having coal effect gas fire with mantel surround and hearth, radiators and dual aspect double glazed windows offering views towards Cam Peak and beyond, with bespoke bay window seat to front for leisurely reading.

OPEN PLAN KITCHEN & FAMILY DINING AREA 7.75m max x 10.21m narrowing to 8.10m (25'5" max x 33'6" narrowing to 26'7")

This impressive and extended space is the hub of the house and will most definitely be the envy of all! The outstanding entertaining space is the perfect layout creating a seamless flow from start to finish. The initial dining area is sociable and spacious offering a comfortable and inviting area for enjoying family meals, having three double glazed floor to ceiling picture windows and modern tall radiators and flows through to the lounging area, with vaulted ceiling. Two skylights provide a bright and airy feel, bi-fold doors open out on to

rear entertaining space bringing the outside in, both social spaces extend through to the high specification and bespoke open plan kitchen with an array of top end and streamlined wall and base units with soft close doors and drawers with granite worktop over. There is a set of wall mounted built in ovens with additional plate warmer, Siemens five ring induction hob with ceiling inset extractor, built in dishwasher and fridge. This seamless kitchen offers ample storage and worktop space with social breakfast bar. Bespoke lighting and double glazed window offers additional lighting and views of the rear garden from the sink. This complete open plan space is perfect for enjoying meals with friends and family while feeling connected to both the kitchen and outdoors.

STUDY/PLAYROOM

Perfect home office space or playroom, having radiator and double glazed window to front with views towards Cam Peak.

CLOAKROOM

Having wc., wash hand basin, radiator and double glazed window to front.

ON THE FIRST FLOOR

LANDING

Spacious landing area with useful airing cupboard and loft access.

MASTER BEDROOM 3.35m x 3.35m (10'11" x 10'11")

With an array of built in double wardrobes, radiator and double glazed window to front offering exceptional views towards Cam Peak and escarpment and leading to:

EN-SUITE

Ideal addition to the master bedroom, having wc, good size built in wash basin and separate shower cubicle with electric shower, ladder radiator and double glazed window to front.

BEDROOM TWO 3.42m x 3.10m (11'2" x 10'2")

Good size room with built in double wardrobes, radiator and double glazed window to the front offering exceptional views across the escarpment.

BEDROOM THREE 3.38m max x 2.53m max (11'1" max x 8'3" max)

With radiator and double glazed window to rear with open aspect views.

BEDROOM FOUR 2.76m x 2.49m (9'0" x 8'2")

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

FAMILY BATHROOM

Spacious with white bathroom suite comprising; wc., pedestal wash basin and corner bath with shower head tap, ladder radiator and double glazed window to rear.

DOUBLE GARAGE WITH UTILITY AREA 5.35m x 5.16m (17'6" x 16'11")

Integral with access via double glazed personal door from the kitchen or two electric roller doors from the driveway. This excellent space offers both good storage and vehicle access, having power, lighting and additional boarded loft space. A utility area houses wall and base units with plumbing for the washing machine and space for additional white goods.

EXTERNALLY

To the front of the property there is a neat lawned area leading to a pathway

providing access to the canopy porch and front door. To the side is a blocked paved resin finish driveway offering off street parking and access to the **DOUBLE GARAGE**. A wooden side gate provides access to the low maintenance landscaped rear enclosed gardens, having astro turf lawned areas to side edged by wooden railway sleepers which also skirt the boundary with mature shrubs and trees in situ. A bespoke and attractive block paved pathway weaves it way through to several entertaining spaces adding charm and creating a durable surface to a secluded but spacious second entertaining patio area, with fabulous east to west views which can be enjoyed from morning until night, and edged by privacy walling, shrubs and trees. a wrought iron gate provides additional access to the front of the property.

AGENT NOTES

All main services are understood to be connected.

Tenure: Freehold.

Council Tax Band: 'F' (£3,091.69 payable)

VIEWING

By appointment with the owner's sole agents as over.

FINANCIAL SERVICES

We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge

Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.

