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34 Everlands, Cam,
GL11 5NL

Asking Price
£675,000



THIS CHARACTERFUL FIVE-BEDROOM DETACHED HOUSE IS SET IN LARGE GARDENS OF APPROXIMATELY QUARTER OF AN ACRE IN THIS VERY POPULAR AREA SITUATED MIDWAY BETWEEN CAM AND DURSLEY CENTRES. THE PROPERTY ALSO LENDS ITSELF TO SOMEONE LOOKING TO A PROPERTY WITH POTENTIAL ANNEXE. THE ACCOMMODATION BRIEFLY COMPRISES; ENTRANCE HALLWAY, LOUNGE, DINING ROOM, KITCHEN, UTILITY, FAMILY ROOM, FIFTH BEDROOM WITH EN-SUITE SHOWER ROOM, FOUR FIRST FLOOR BEDROOMS MASTER WITH FURTHER EN-SUITE SHOWER ROOM, FAMILY BATHROOM/THIRD WC, DOUBLE GARAGE, ATTRACTIVE WELL MAINTAINED GARDENS. EPC - D

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34 Everlands, Cam, GL11 5NL

SITUATION

The property is set on this extremely popular road between Cam and Dursley centres. Situated at the base of the Cotswold escarpment and close to local beauty spots in both the Severn Vale and the Cotswolds, with the popular villages of Frampton on Severn and Slimbridge, and Cotswold villages including Uley. Nearby facilities can be found in Cam, which has a range of shops including: Tesco supermarket and local traders, including post office, hairdressers and chemist. The village also has doctors and dentist surgeries and a choice of three primary schools. Dursley, which is approximately one mile distance, offers a wider range of shopping facilities including: Sainsbury's supermarket and both primary and secondary schooling. Dursley town has a swimming pool, sports centre, library, and an 18 hole golf course at Stinchcombe Hill. The larger centres of Gloucester, Bristol and Cheltenham are made accessible via the A38 and M5/M4 motorway network. Cam has a 'Park and Ride' railway station with regular services to Gloucester and Bristol and connections to the National Rail Network.

DIRECTIONS

From Dursley town centre proceed north west out of town on the A4135, turning right after the Fire Station (opposite Lidl), into Kingshill Lane, follow this road to the bottom and as the road bears right, turn left into Everlands, continue for approximately 200 metres and 34 Everlands will be found on the left hand side.

DESCRIPTION

This attractive extended detached house is situated in this extremely popular location and was constructed approximately 100 years ago having had more recent ground floor extension to make further reception room/fifth bedroom and shower room. The property is set in a large plot of approximately quarter of an acre and benefits from ample off road parking and double garage. the accommodation has access via entrance hall leading to living room with separate dining room, kitchen/breakfast room, utility, family room with adjoining study area, ground floor fifth bedroom/further reception room, along with separate shower room, which could make an ideal annexe accommodation for dependent relative. On the first floor there are four good size bedrooms along with family bathroom and en suite shower room to the master bedroom/third WC. The property must be seen to be fully appreciated and we suggest viewing at your earliest opportunity.

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).

ENTRANCE HALL

Having part glazed front door, double radiator, airing cupboard with hot water storage tank.

LOUNGE 3.92m x 3.64m (12'10" x 11'11")

Having Period style fire surround with recess wood burner, double glazed sash windows front and side, double radiator, fitted glazed display cabinet with cupboard under.

DINING ROOM 4.3m (narrowing to 3.63m) x 3.33m (14'1" (narrowing to 11'10") x 10'11")

Having double glazed bay window with sashes to the front, picture rail, double radiator.

KITCHEN/BREAKFAST ROOM 3.62m x 3.63m (11'10" x 11'10")

Having a range of modern wall, tall and base units with work surfaces over, stainless steel one and a half bowl single drainer sink unit, plumbing for dishwasher, gas hob, built-in double oven, cooker hood, Worcester boiler supplying radiator central heating and domestic hot water, double glazed windows to side and rear, opening to:

UTILITY ROOM 2.94m x 2.06m (9'7" x 6'9")

With walk-in pantry, double radiator, part glazed door to side and plumbing for washing machine.

FAMILY ROOM 4.37m (narrowing to 3.35m) x 4.32m(narrowing to 1. (14'4" (narrowing to 10'11") x 14'2" (narrowing to 5)

Having roof light, French doors to rear, radiator, double glazed window to side.

ANNEXE ACCOMMODATION/BEDROOM FIVE 4.53m x 3.44m (14'10" x 11'3")

Having double glazed window to rear, bi-fold doors to garden, radiator, door to:

EN SUITE SHOWER ROOM

Having wash hand basin, low level WC, shower cubicle with electric shower, double glazed window.

ON THE FIRST FLOOR

LANDING

Having double glazed window.

BEDROOM ONE 3.7m x 3.66m (12'1"x 12'0")

Having double glazed window to rear, radiator, door to:

EN SUITE SHOWER ROOM

Having wash hand basin, WC, shower cubicle with electric shower, window to side.

BEDROOM TWO 3.61m x 2.98m (11'10" x 9'9")

Having double glazed sash window, wardrobe recess, radiator.

BEDROOM THREE 3.33mx 3.05m (10'11"x 10'0")

Having radiator, double glazed window, picture rail.

BEDROOM FOUR 3.34m x 2.3m (10'11" x 7'6")

Having double glazed window, radiator.

BATHROOM

Having panelled bath, pedestal wash hand basin, WC, radiator/towel rail, exposed wooden flooring.

EXTERNALLY

To the front of the property the garden is bound by hedging with tarmacadam drive with and turning area, parking for a number of cars leading to DETACHED GARAGE 6.29m x 4.97m having up-and-over door, personal door to side and light. The front garden is extensively laid to lawn with hedging to either side, pedestrian gateway leads onto the side of the property and to the rear with extensive paved patio with access from the family room and fifth bedroom, woodstore, garden pond, the garden is extensively laid to lawn with mature shrubs, trees and enclosed to either side by hedging and will be enclosed to the rear by fencing and the total plot extends to approximately quarter of an acre.

AGENT NOTES

Tenure: Freehold
Services: All mains services are understood to be connected.
Council Tax Band: F
Flood risk area and flooded in last 5 years?
Broadband: Fibre to the Cabinet
For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information
Building land - the vendors are selling the far end of the garden, however this leaves a large plot of approximately a quarter of an acre. The Building land will be accessed from the road to the side / rear and the plot buyer will erect a fence..

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.

