HUNTERS®

HERE TO GET *you* THERE



2A Manor Avenue

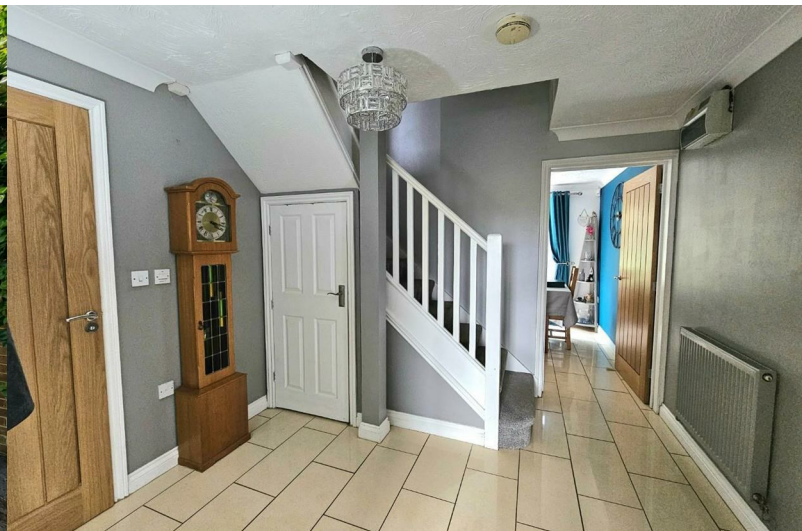
Cam, Dursley, GL11 5JF

Offers In Excess Of £400,000

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Council Tax: D





2A Manor Avenue

Cam, Dursley, GL11 5JF

Offers In Excess Of £400,000





Situated off Manor Avenue, Cam, this beautifully presented house offers a perfect blend of comfort and style. Individually designed circa 2000, the property offers generous accommodation arranged over two floors. Stepping through the front door you are met by a spacious hallway giving access to the downstairs cloakroom with staircase rising to the first floor.

The well-appointed kitchen and breakfast room is a delightful space, with freestanding Belling oven, featuring French doors that open onto an established garden, ideal for enjoying al fresco dining or simply soaking up the sun. The utility room can be found leading from the kitchen. The lounge, which overlooks the front garden, also benefits from French doors, leading to a beautiful, ornate garden with gated driveway access, providing both privacy and convenience.

As you ascend to the first floor, you will find a generous landing area with storage. The main bedroom is a true retreat, complete with an en-suite with shower cubicle. Additionally, there are three further double bedrooms, perfect for family living or accommodating guests, along with a well-equipped family bathroom.

Outside, the property has established gardens at both the front and rear, enhancing its curb appeal. The rear garden provides access to a larger-than-average garage, equipped with an electric roller door, ensuring ease of access for your vehicles or additional storage needs. A further driveway at the rear adds to the convenience of this lovely home.

This property is not just a house, it is a wonderful family home in a desirable location.

Manor Avenue is conveniently located for access into Cam Village with a range of amenities, Tesco's 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 centre

- Individually Designed Detached Family Home
- Popular Location in Cam, Dursley
- Spacious Entrance Hallway with Downstairs Cloakroom
- Generous Kitchen/Breakfast Room with French Doors to Garden
- Lounge with French Doors to Further Garden
- Main Bedroom with En-Suite Shower Room
- Three Further Good Size Bedrooms and Family Bathroom
- Established Front and Rear Gardens
- Larger Than Avererage Garage with Electric Roller Door
- Driveway Parking

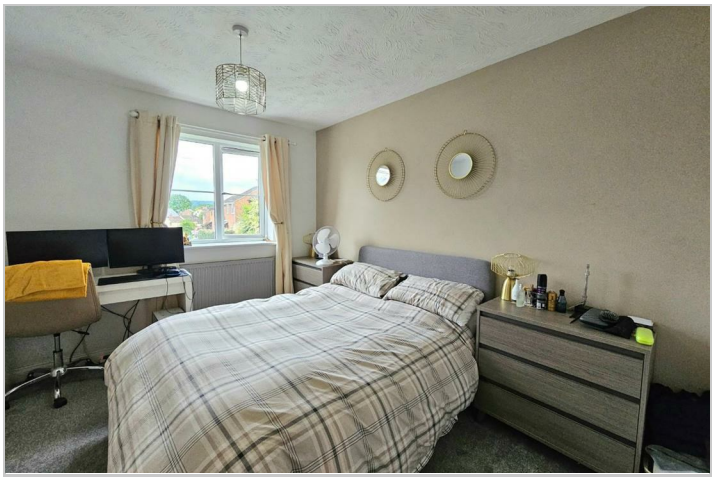
Anti-Money Laundering (AML) Compliance
Estate agents operating in the UK are legally required to carry out Anti-Money Laundering (AML) checks in line with regulations set by HM Revenue and Customs (HMRC). At Hunters Dursley, we use Moverly to facilitate these checks as part of our commitment to compliance and transparency. It is mandatory for both buyers and sellers to complete AML verification before a property transaction can proceed. A fee will be charged for each individual AML check carried out.











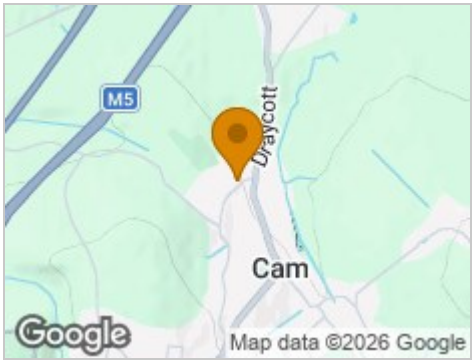
Road Map



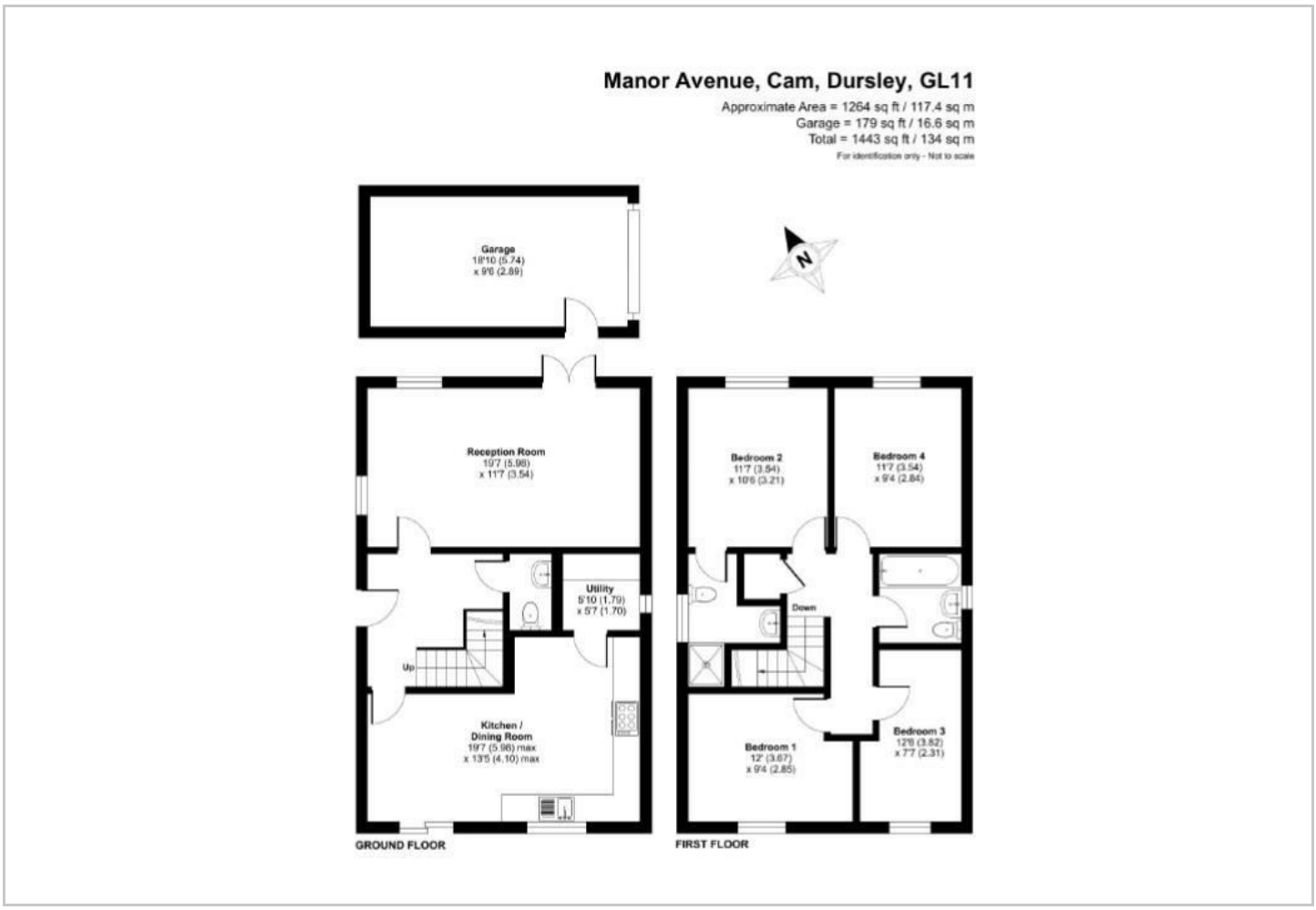
Hybrid Map



Terrain Map



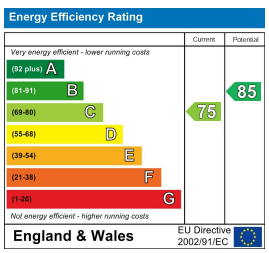
Floor Plan

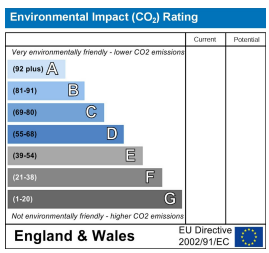


Viewing

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.

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