



12 Westend, Cam GL11 6JD

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Occupying a prime non-estate position in the favoured Quarry locality with fabulous views across the River Severn to the Welsh Hills beyond, this impressive individual detached family home offers spacious accommodation arranged over three floors. Beautifully presented throughout the property has been refurbished by the current seller including a host of luxury features including a 21ft fully fitted kitchen/breakfast room with built in appliances and a second reception room. There are four double bedrooms with bedroom one offering a walk in dressing room with fitted wardrobes and luxury ensuite bathroom. Outside the gardens are easily managed to the rear and side and ample driveway providing off road parking to the front.

The views are a particular feature of this home which is situated on the outskirts of Cam, close to Woodfield Shops and local schools, having easy access to both Dursley Town and Cam Village. For those travelling further afield to the larger centres of Bristol, Gloucester and Cheltenham there are excellent commuting routes via the A38 and M5 Motorway and there is a mainline train station at Box Road; Cam, serving Bristol and London (Paddington) via Gloucester.

Guide Price £500,000





Canopy Porch

With composite front door with frosted double glazed side panels to the front leading to:

Entrance Hallway

With stairs to the first floor, panelled style walls, radiator and tiled floor.

Lounge

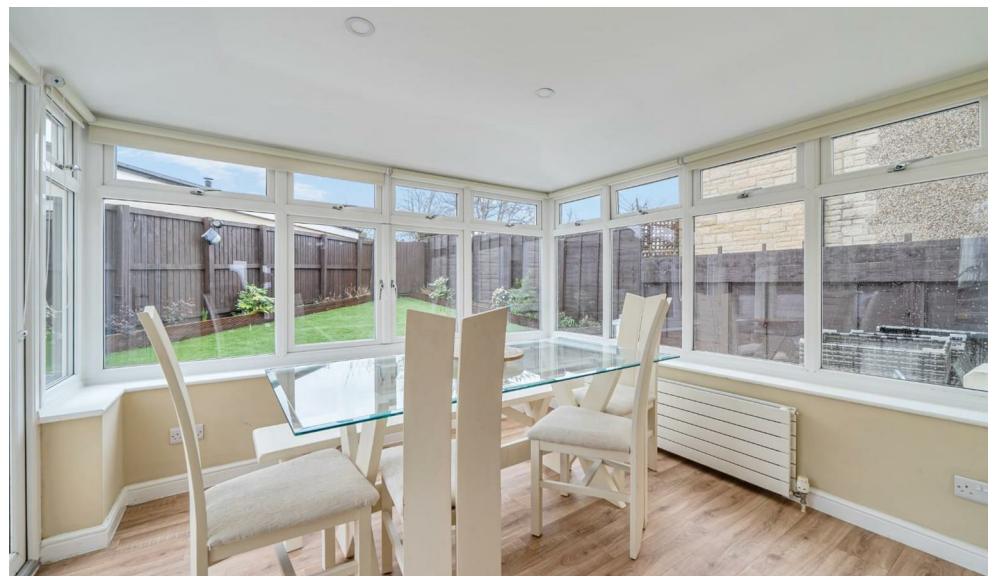
With bay upvc double glazed window to the front with views, feature fireplace with inset space for tv and inset spotlights.

Kitchen/Breakfast Room

With an abundance of units with worktop surfaces, all fitted appliances including dishwasher, washing machine, double oven, hob with extractor hood over, larger fridge and freezer, inset sink unit with drainer and mixer tap, breakfast bar, upvc double glazed window to the rear, tiled floor and inset spotlights.

Conservatory

French doors leading into garden, power and radiator.



Utility Room/Cloakroom

Low flush wc, wash hand basin with fitted unit, frosted upvc double glazed window, fitted units with worktop surfaces and space for tumble dryer.

Second Reception

With upvc double glazed window to the front with views, radiator and fitted spotlights.

Landing

Stairs from entrance hallway leading to half landing with steps leading off to bedroom one to the right.

Bedroom One

Upvc double glazed window to front with views and double glazed window to the side, loft access and inset spotlights, step leading to:

Dressing Room

Upvc double glazed window to the front with views, radiator and a range of wardrobes.



Ensuite Bathroom

Upvc double glazed window to the rear, heated towel rail, low flush wc, wash hand basin with fitted unit and mixer tap, fitted bath tub with mixer taps and shower attachment, feature brick with inset display shelving, walls and inset spotlights.

First Floor Landing

With cupboard housing gas boiler and steps leading to second floor.

Bedroom Two

Upvc double glazed window to the front with views and radiator.

Bedroom Three

With upvc double glazed window to the rear and radiator.

Bathroom

Fitted suite comprising of wash hand basin with mixer tap and fitted unit, low flush wc, panelled bath with mixer tap, mains shower over and shower screen. Part tiled walls, wall radiator and inset spotlights.

Second Floor

Landing area with double glazed window, door leading to:

Bedroom Four

Two velux windows with fitted blinds, double glazed window to the rear with views towards the wooded escarpment of Stinchcome Hill, radiator and storage cupboard.

Outside

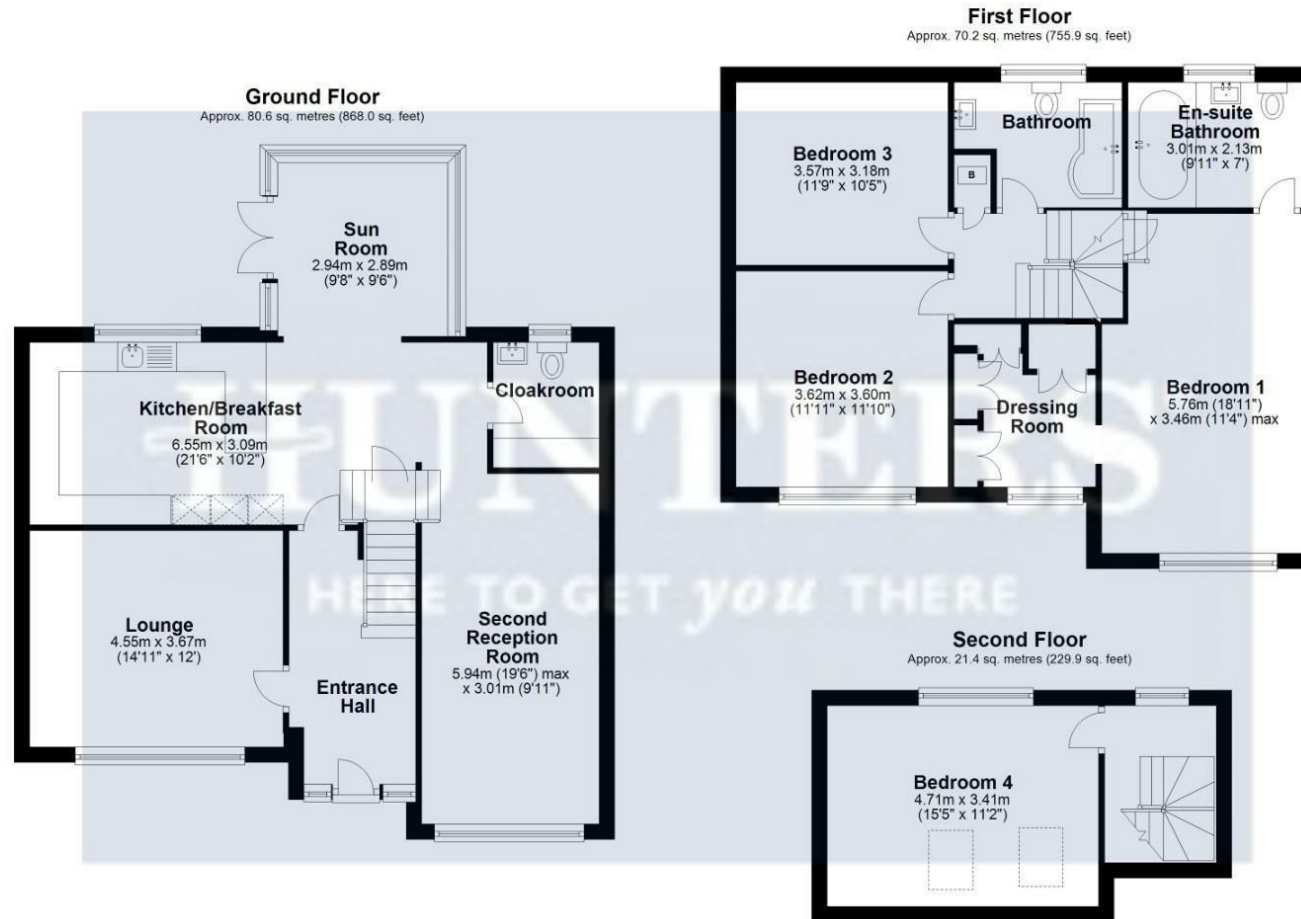
To the front replaced paved driveway offering ample off road parking, outside lighting, front garden with seating area leading to enclosed rear garden with panelled fencing, seating areas and outside power. Property also benefits from having solar panels.

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.



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.



12 Westend, Cam

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		74
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	60	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Dursley -
01453 542 395 <https://www.hunters.com>

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