

# HUNTERS®

HERE TO GET *you* THERE



## 10 Broadmere Close

Dursley, GL11 6PU

£400,000



Council Tax: D



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## Entrance Hallway

Part glazed front door leading to entrance hall with radiator, stairs to first floor landing and door to:

## Cloakroom/Ensuite Wet Room

Walk-in wet room with Mira Shower, hidden cistern wc and wash hand basin with cupboard below and shelf above, radiator, part tiled walls, frosted window and door to:

## Dining Room/Bedroom Four

Window to front aspect, built-in cupboard housing gas boiler, radiator and door leading to:

## Kitchen

Fitted with a range of modern wall and base units with work surfaces over, stainless steel sink unit, two windows to side, door leading to conservatory, integrated washer/dryer, dishwasher, fridge and freezer, vertical radiator, inset ceiling spotlights, free-standing Rangemaster Cooker with extractor over and door to:

## Lounge

Having sliding doors leading to conservatory, two radiators, fireplace with electric fire, understairs storage cupboard.

## Conservatory

Glazed windows with French doors to garden, tiled flooring, two electric radiators, ceiling light/fan, door to kitchen and sliding doors to lounge.

## First Floor Landing

From the entrance hall stairs lead to the first floor landing with window to side, airing cupboard and access to loft space.

## Bedroom One

Window to rear, radiator.

## Bedroom Two

Window to rear, radiator.

## Bedroom Three

Window to front, radiator.

## Bathroom

Fitted white suite with panelled bath with shower over, vanity wash hand basin with cupboard below, wc, frosted window, part tiled wall, heated towel radiator.

## Outside

The front is laid to gravelled driveway providing parking for multiple cars with path leading to front door.

Well established rear garden with an abundance of plants and shrubs, lawned area, path leading down to greenhouse and vegetable area, feature shingle area, enclosed by fencing with gated side access to front.

## 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.

A spacious and well-appointed three/four-bedroom detached family home, enviably positioned within a peaceful cul-de-sac in Cam. Offering highly versatile accommodation, generous living spaces, and a private, non-overlooked rear garden, this property is perfectly suited to growing families and those seeking flexible living arrangements.

Upon entering, you are welcomed into a bright and inviting hallway which leads through to the main living accommodation. The original garage has been professionally converted to create an exceptionally useful additional room complete with its own wet room. This space functions beautifully as a fourth bedroom, guest suite, home office, or hobby room, offering excellent versatility to meet a variety of needs.

The heart of the home is the generous lounge/dining room - a comfortable and sociable space ideal for everyday living and family gatherings. From here, a doorway leads into the well-equipped kitchen, fitted with a range of modern units and integrated appliances, and enjoying a pleasant outlook towards the rear garden. The positioning of the kitchen directly off the main reception room creates an easy and practical flow throughout the ground floor.

To the rear, the large conservatory provides a valuable additional reception area. Bathed in natural light and overlooking the garden, it offers the perfect spot for relaxing, entertaining, or functioning as a playroom or second sitting room. Its size makes it a truly flexible space to enjoy all year round. Upstairs, the property offers two generous double bedrooms and a well-proportioned single bedroom, ideal for a child, nursery, or home office. A modern family bathroom completes the first floor.

The rear garden is a standout feature with level lawn, patio areas for outdoor seating or dining, and the distinct advantage of not being overlooked. The garden enjoys excellent privacy and also benefits from side access, enhancing practicality. To the front a path leads to front door with shingle driveway parking for multiple vehicles.

- Three/Four-bedroom detached family home in a quiet cul-de-sac location
- Modern wet room adjoining the converted garage, ideal for guests or multigenerational living
  - Well-equipped kitchen with a range of fitted units and integrated appliances
- Two double bedrooms and one single bedroom on the first floor
- Private, non-overlooked rear garden with lawn, patio areas and useful side access
- Versatile converted garage providing an additional bedroom, guest suite, office or playroom
- Spacious lounge/dining room with direct access into the kitchen
- Large conservatory to the rear, offering an excellent additional reception space
- Modern family bathroom
- Off-street parking for multiple vehicles



## Road Map



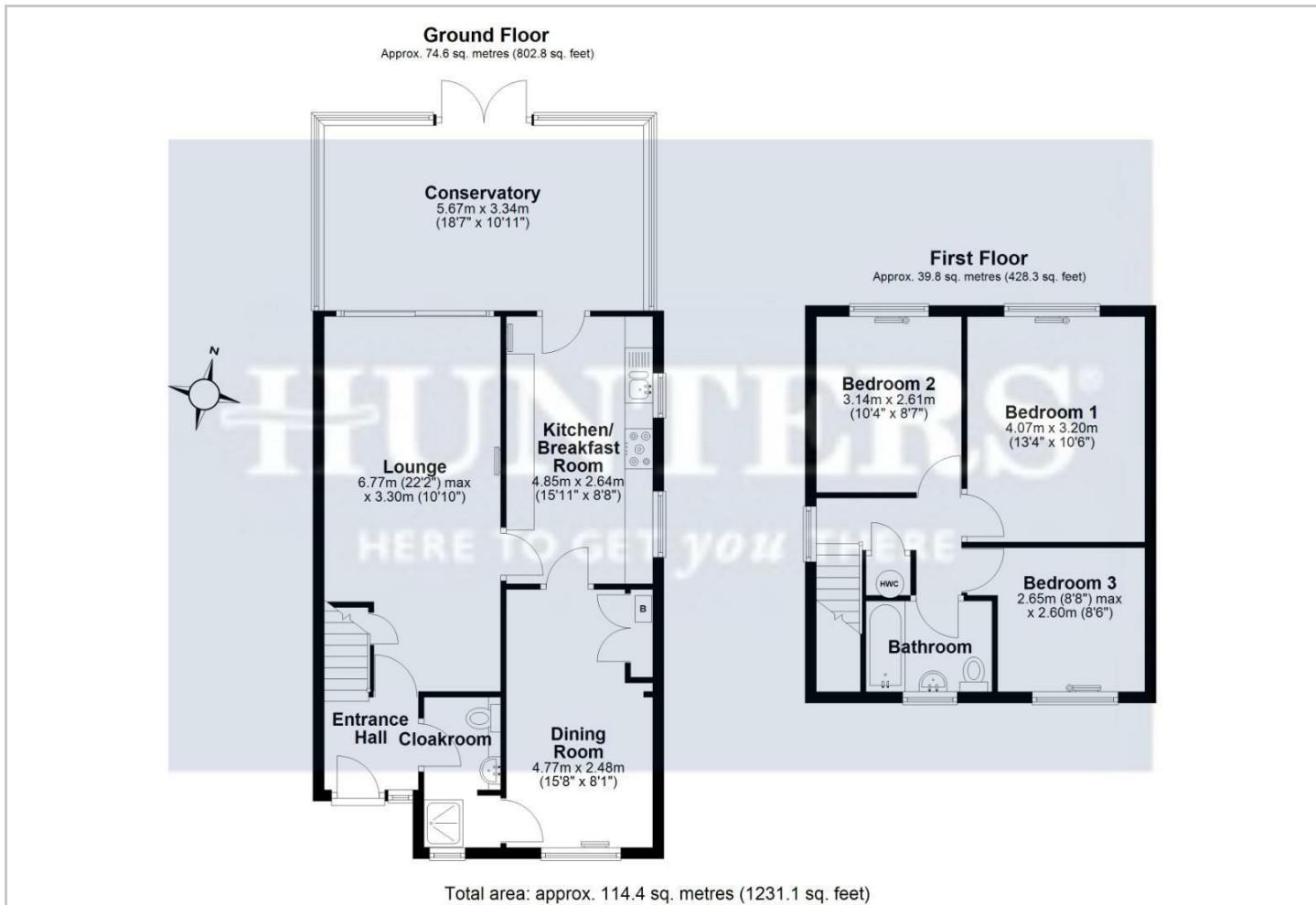
## Hybrid Map



## Terrain Map



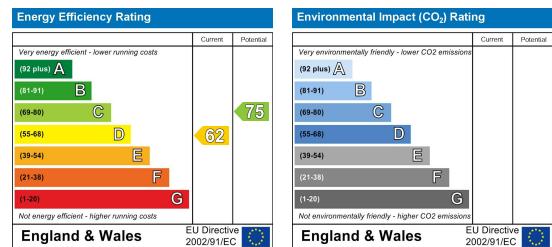
## Floor Plan



## 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.