



35 St. Bartholomews Close, Dursley GL11 5US
£440,000

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EXCLUSIVE



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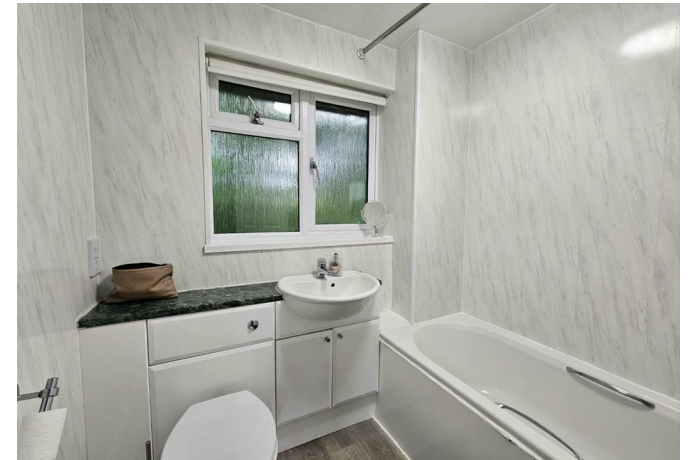
Located in the popular location of St. Bartholomews Close in Cam, this spacious four-bedroom detached family home offers a perfect blend of space and comfort. Tucked away in a cul-de-sac location, this property provides ample living space for the modern family.

Upon entering, you are greeted by a welcoming hallway that leads to a downstairs cloakroom and well-appointed fitted kitchen and breakfast room, ideal for casual dining and family gatherings. The spacious lounge has patio doors leading to the generous rear garden with a separate, good size, dining room leading from the hallway.

As you ascend to the first floor, you will find a landing area that leads to the main en-suite bedroom, providing a private retreat. Three additional bedrooms offer flexibility for family living or guest accommodation, while the family bathroom serves the needs of the household with ease.

Externally, the property boasts a substantial driveway that provides ample parking and leads to a double garage, ensuring convenience for multiple vehicles. The front lawned area adds to the home's curb appeal, while gated access leads you to the rear garden. This outdoor space features a patio area, perfect for al fresco dining, alongside a generous lawned area with leafy back-drop, creating an ideal setting for children to play or for hosting summer barbecues.

This spacious home in a desirable location is perfect for families seeking a convenient lifestyle. With its spacious interiors and delightful outdoor spaces, it truly is a wonderful opportunity not to be missed.





Ground Floor Accommodation

Entrance Hallway

Via door with window to side, radiator, under-stairs cupboard, stairs to first floor, doors to;

Lounge

11'5" x 21'1"

Patio doors to rear garden, radiator, window to front aspect.

Kitchen/Breakfast Room

22'8" x 8'8"

Two windows to rear aspect, door to garden, range of modern wall and base units with granite work-surfaces with up-stands, stainless steel sink with mixer tap, space for washing machine and tumble dryer, high level oven with gas hob with extractor over, radiator.

Cloakroom

Wash hand basin, wc, radiator, window to rear aspect.



Dining Room

9'7" x 9'5"

Window to front aspect, radiator.

First Floor Accommodation

Bedroom

11'3" x 9'6"

Window to rear aspect, fitted wardrobes, radiator, door to;

En-Suite

Window to front aspect, shower cubicle with electric shower, wc and wash hand basin set in unit, paneling to walls.

Bedroom

11'7" x 8'11"

Window to front aspect, built-in wardrobes, radiator.

Bedroom

9'5" x 7'

Window to rear aspect, fitted wardrobes, radiator.



Bedroom

7'5" x 7'1"

Window to front aspect, built-in wardrobes, radiator.

Bathroom

Window to rear aspect, bath with over-bath shower, wc and wash hand basin set in unit with shelf above and storage beneath, panelled walls, ladder radiator.

Outside

Front Garden

The front garden has a lawned area, various plants and shrubs, driveway parking for several cars leading to the detached garage, gated side access leading to the rear of the property.

Rear Garden

A generous rear garden with a leafy aspect, patio area, lawned areas, further area of garden to sides.

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.

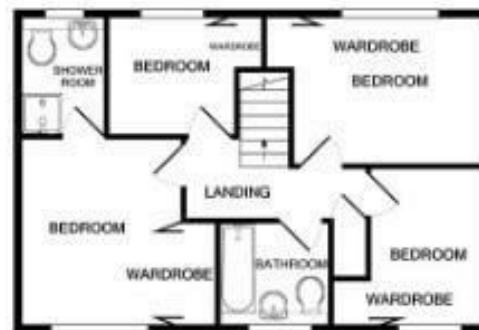


- Popular Cul-de-Sac Location in Cam
- Substantial Detached Family Home
- Four Bedrooms, Main En-Suite
- Spacious Fitted Kitchen/Breakfast Room
- Generous Lounge with Separate Dining Room
- Family Bathroom
- Driveway Parking for Several Cars
- Detached Double Garage
- Good Size Rear and Side Gardens
- Viewing Essential

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.



GROUND FLOOR
APPROX. FLOOR
AREA 620 SQ. FT.
(57.6 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 497 SQ. FT.
(46.2 SQ. M.)
35 ST BARTHOLOMEWS CLOSE, CAM, DURSLEY, GL11 5US.
TOTAL APPROX. FLOOR AREA 1117 SQ. FT. (103.8 SQ. M.)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		69
(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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