HUNTERS®

HERE TO GET *you* THERE



22 Larkrise

Cam, Dursley, GL11 5EZ

£315,000

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Council Tax: B





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Cam, Dursley, GL11 5EZ

£315,000







A versatile two/three-bedroom home with extended accommodation, offering excellent potential for multi-generational living, situated in a popular residential area of Cam.

This well-presented and thoughtfully extended property offers flexible living accommodation, making it an ideal choice for families, those looking to accommodate relatives or buyers seeking additional ground-floor living space.

The property is approached via a driveway providing off-road parking, with access into a welcoming lounge which leads through to a modern fitted kitchen featuring a range of integrated appliances and ample cupboard space.

To the rear, a conservatory provides additional living space and leads through to a versatile ground-floor bedroom or study, ideal for those working from home or requiring an additional bedroom. This extended section of the property offers annexe-style accommodation, with the benefit of a downstairs shower room and a separate utility room, which has the potential to be adapted into a kitchenette, subject to any necessary consents. There is also internal access through to the garage. The layout provides excellent potential for multi-generational living, allowing family members to enjoy a degree of independence whilst remaining connected to the main house. On the first floor, the property offers two bedrooms alongside a shower room.

Externally, the rear garden enjoys a pleasant and private aspect, providing an ideal space for outdoor seating, entertaining and relaxation. To the front, the driveway offers convenient off-road parking for two cars, with the additional benefit of a garage.

Larkrise is situated within a popular and established residential area of Cam, offering convenient access to a range of local amenities. Cam village provides a selection of shops, supermarkets, schools, public houses and everyday facilities, making it an ideal location for families and commuters alike. The nearby market town of Dursley offers a wider range of independent shops, cafés, restaurants and leisure facilities, including a swimming pool and gym.

For commuters, Cam & Dursley railway station provides regular services towards Bristol, Gloucester and beyond, whilst the nearby A38 and M5 motorway offer excellent road connections to Bristol, Cheltenham and Gloucester. The surrounding countryside provides beautiful walks and outdoor pursuits, with the Cotswold Way and nearby beauty spots offering opportunities to enjoy the area's attractive rural setting.

Overall, Larkrise combines the convenience of village living with excellent transport links and access to the beautiful Gloucestershire countryside.

- Versatile two/three-bedroom home
- Ideal for multi-generational living
- Spacious lounge and rear conservatory
- Ground-floor shower room and separate utility
- Private rear garden and garage
- Extended to provide annexe-style accommodation
- Modern fitted kitchen with integrated appliances
- Ground-floor bedroom or home office
- Two first-floor bedrooms and shower room
- Driveway providing off-road parking for two vehicles









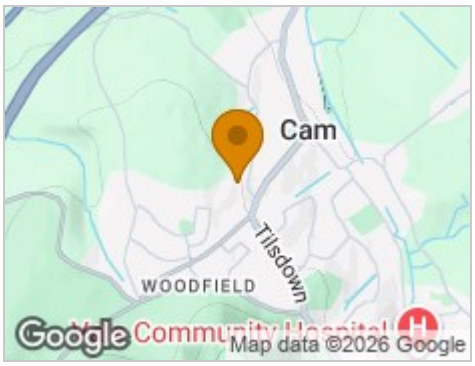

Road Map



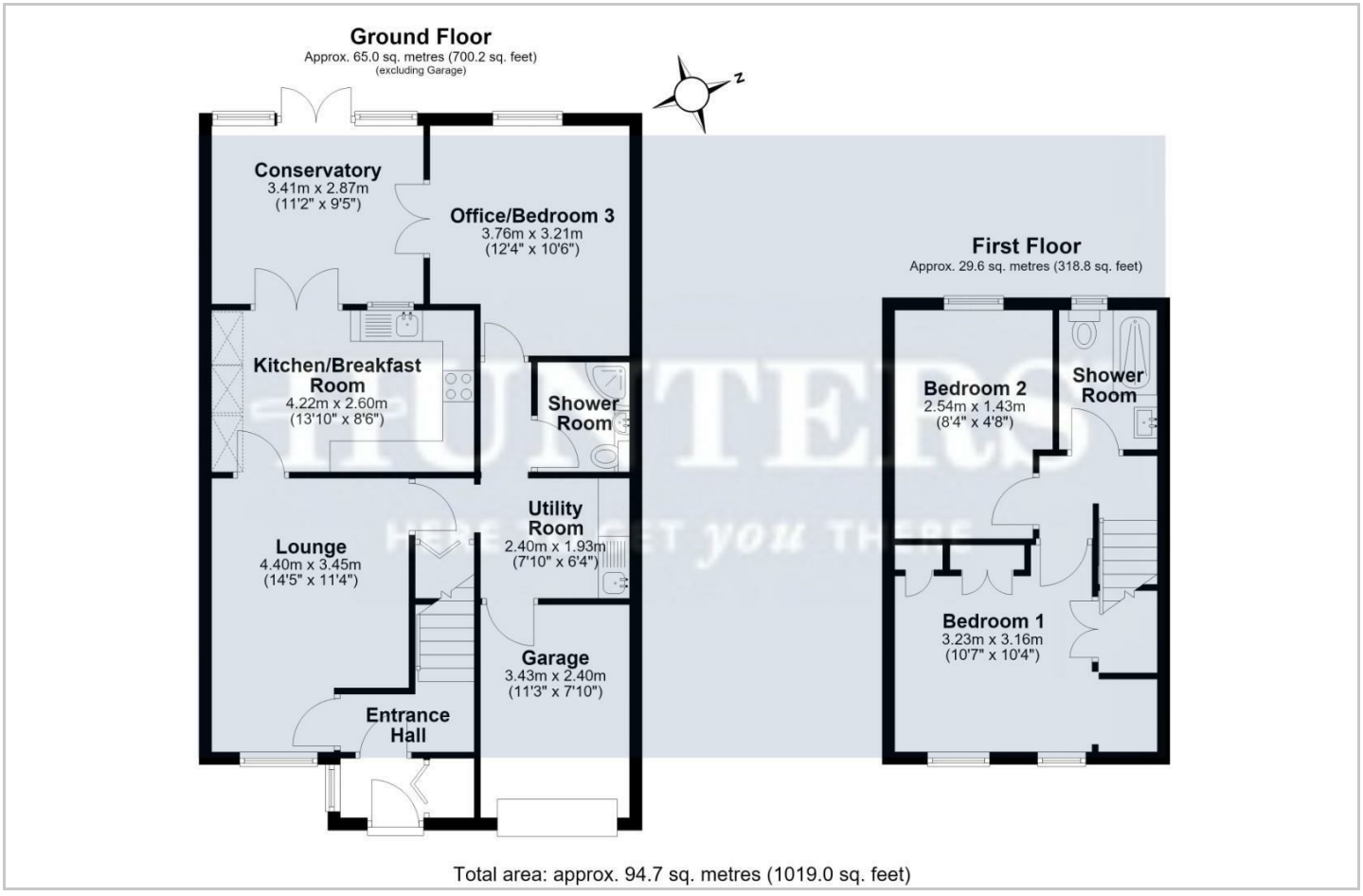
Hybrid Map



Terrain Map



Floor Plan



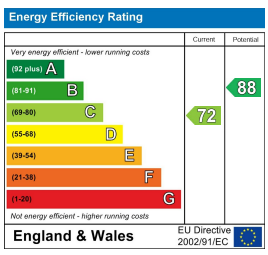
Viewing

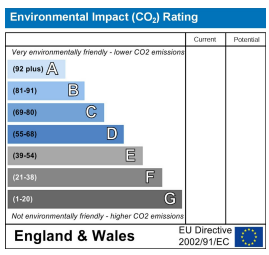
*Please contact our Hunters Dursley Office on **01453 542 395** if you wish to arrange a viewing appointment for this property or require further information.*

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.

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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