HUNTERS®

HERE TO GET *you* THERE

40 Orchard Leaze

Cam, Dursley, GL11 6HX

£379,950

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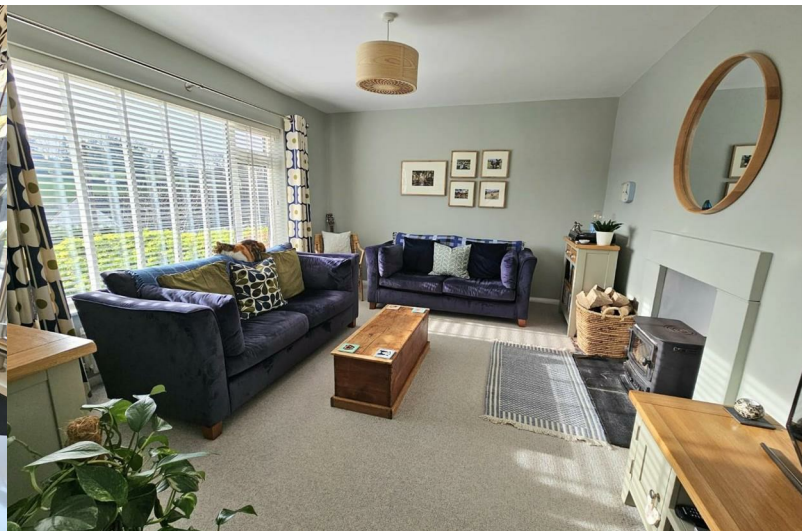
Council Tax: C



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Ground Floor Accommodation

Entrance Hall
Via door with glazed side panel leading into entrance hall with under-stairs storage, radiator and stairs to first floor, doors to;

Lounge
11'11" x 14'1" (3.63m x 4.29m)
Window to front with lovely views across the escarpment, wood-burning stove with slate hearth and mantle over, radiator.

Kitchen/Breakfast Room
20'5 max x 9'11 (6.22m max x 3.02m)
Window to rear aspect, door to side porch, patio doors to rear garden, range of wall and base units with quartz work-surfaces with up-stands, walk-in pantry cupboard, laminate flooring, integral dishwasher and bin storage area, sink with mixer tap, integral oven and microwave/oven, integral fridge/freezer, induction hob, door leading to inner passageway.

Side Passageway/Boot Room
Covered side porch with doors to front and rear aspects, doors lead to the cloakroom and garage.

First Floor Landing
Window to side aspect, access to loft space, doors to;

Bedroom One
11'11" x 10' (3.63m x 3.05m)
Window to front offering great views across the escarpment and beyond, built-in mirrored wardrobes providing ample storage, radiator.

Bedroom Two
9'11" x 11' (3.02m x 3.35m)
Window to rear overlooking garden, radiator.

Bedroom Three
8'6" x 9'1" (2.59m x 2.77m)
Window to front aspect with views across the escarpment and beyond, radiator.

Bathroom
Window to rear aspect, wash hand set in unit, wc, bath with mixer tap, double shower cubicle with rain-fall shower and hand held shower attachment, chrome heated towel rail, laminate flooring.

Front Garden
The front garden is laid to lawn with natural hedging with steps leading to the front door. There is also driveway parking leading to the garage with door to side porch leading to the rear garden.

Rear Garden
The established rear garden with an abundance of plants and shrubs, with lower decked area and patio, is a perfect space for entertaining family and friends. Feature steps lead up the garden to various seating areas to sit and enjoy the views across the escarpment to the front of the property. This area gives access to the shed/home office with power, being a great addition to the property.

Garage
20'11" x 8'3" (6.40m x 2.54m)
With up and over door to front, power and light, newly installed gas boiler and door to passageway/boot room.

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.

Tel: 01453 542 395

This beautifully presented semi-detached family home offers a delightful blend of comfort and style. With three well-proportioned bedrooms and upgraded bathroom, this property is perfect for families seeking a welcoming environment.

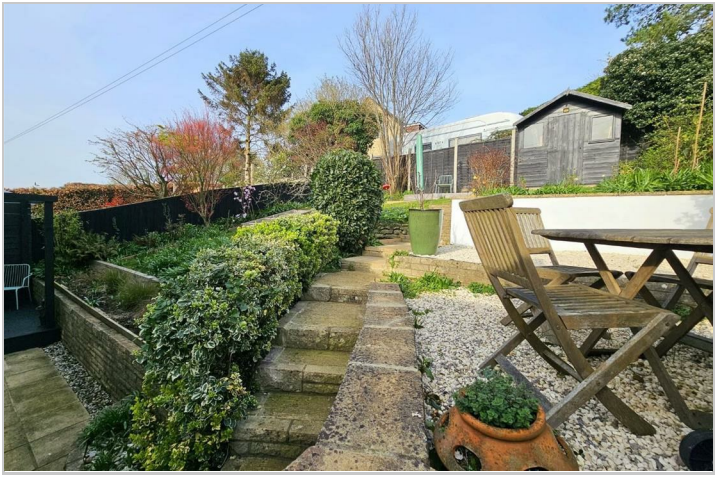
Upgraded by the current vendors since purchasing and redecorated throughout, when entering the property you are met by a light and airy hallway that sets the tone for the rest of the home. The spacious lounge boasts open views with wood-burning stove. The newly fitted contemporary kitchen/breakfast room is a true highlight, featuring a breakfast bar that invites family gatherings and casual dining with patio doors that lead into the rear garden. A door from the kitchen leads to the useful, covered, side porch which gives access to the downstairs cloakroom and garage where you will find the newly installed gas boiler.

The first floor landing leads to the main bedroom, which is equipped with mirror fitted wardrobes, providing ample storage space. Two additional bedrooms offer versatility for family living or guest accommodation. The beautiful upgraded, modern bathroom is thoughtfully designed, complete with a shower cubicle and a separate bath, catering to all your needs.

Outside, the property benefits from driveway parking leading to the garage with a front garden which is now lawned with natural hedging. The rear garden is a landscaped oasis, featuring various seating areas that allow you to enjoy views. A garden shed adds practicality for storage.

This elevated home not only offers a comfortable living space but also a wonderful community feel, making it an ideal choice for those looking to settle into the village of Cam. With its attractive features and prime location, this property is sure to impress.

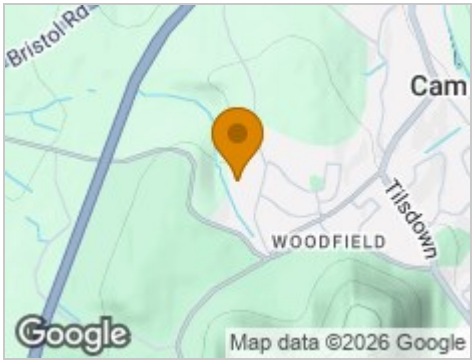
- Beautifully Presented and Upgraded, Elevated Semi-Detached Family Home
- Entrance Hallway, Side Porch and Downstairs Cloakroom
- Three Bedrooms and Upgraded Contemporary Bathroom
- Established Rear Garden with Various Seating Areas and Garden Shed
- Great Views to the Front
- Lounge with Newly Installed Separate Kitchen/Breakfast Room with Patio Doors to Garden
- Driveway Parking and Garage



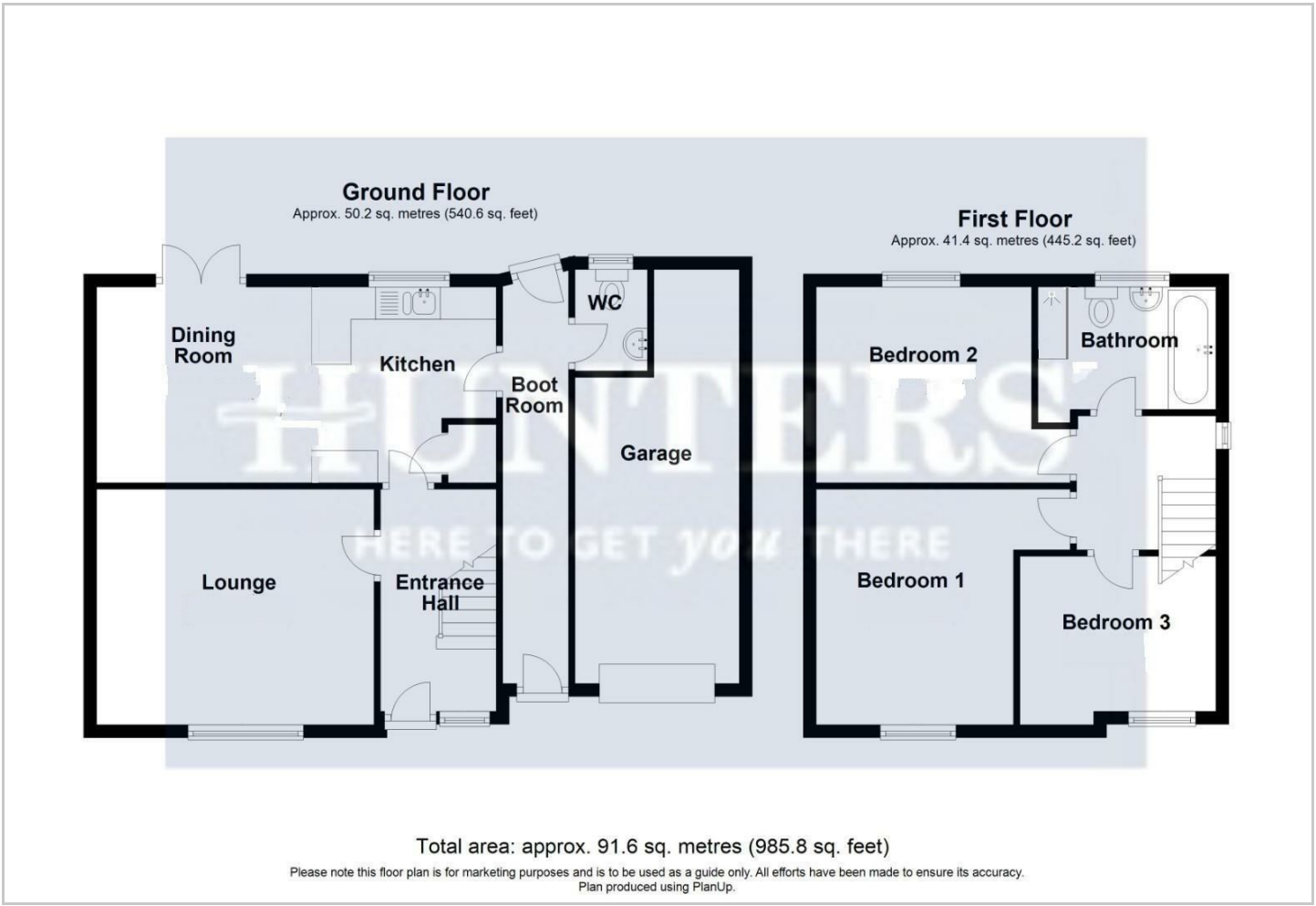
Road Map

Hybrid Map

Terrain Map



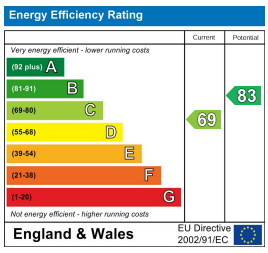
Floor Plan

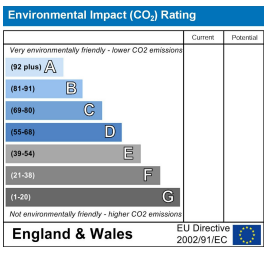


Viewing

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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