



74 Everlands, Cam, GL11 5NL

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EXCLUSIVE



## 74 Everlands, Cam GL11 5NL

### Guide Price £325,000

A beautifully presented and extended three-bedroom semi-detached home, thoughtfully updated by the current owners to create a stylish and modern family property. Offering spacious and versatile accommodation throughout, the home combines contemporary finishes with practical family living.

The ground floor benefits from a welcoming lounge and separate snug area, creating flexible reception space ideal for both relaxing and entertaining. To the rear, the impressive modern kitchen/diner provides an excellent social space, complete with French doors opening directly onto the landscaped rear garden, allowing plenty of natural light and seamless indoor-outdoor living. There is also a useful office/utility room to the front, ideal for home working or additional storage, along with a convenient downstairs WC.

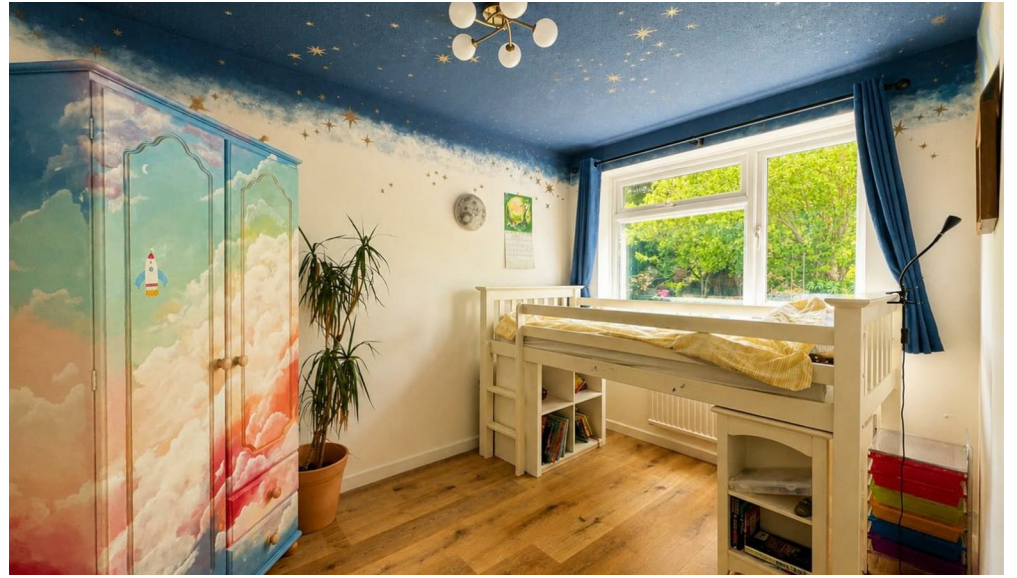
Upstairs, the property offers three good-sized bedrooms, a stylishly finished family bathroom, and access to a useful loft space, providing excellent additional storage potential.

Outside, the landscaped rear garden enjoys fantastic elevated views and provides a wonderful setting for relaxing and entertaining.

Further benefits include a single garage to the front, ample off-road parking, and a desirable position within the popular village of Cam.









Cam is a highly sought-after village situated on the edge of the Cotswolds, offering an excellent range of local amenities including supermarkets, independent shops, cafés, pubs, primary and secondary schools, and leisure facilities. The nearby market town of Dursley provides further shopping and recreational opportunities.

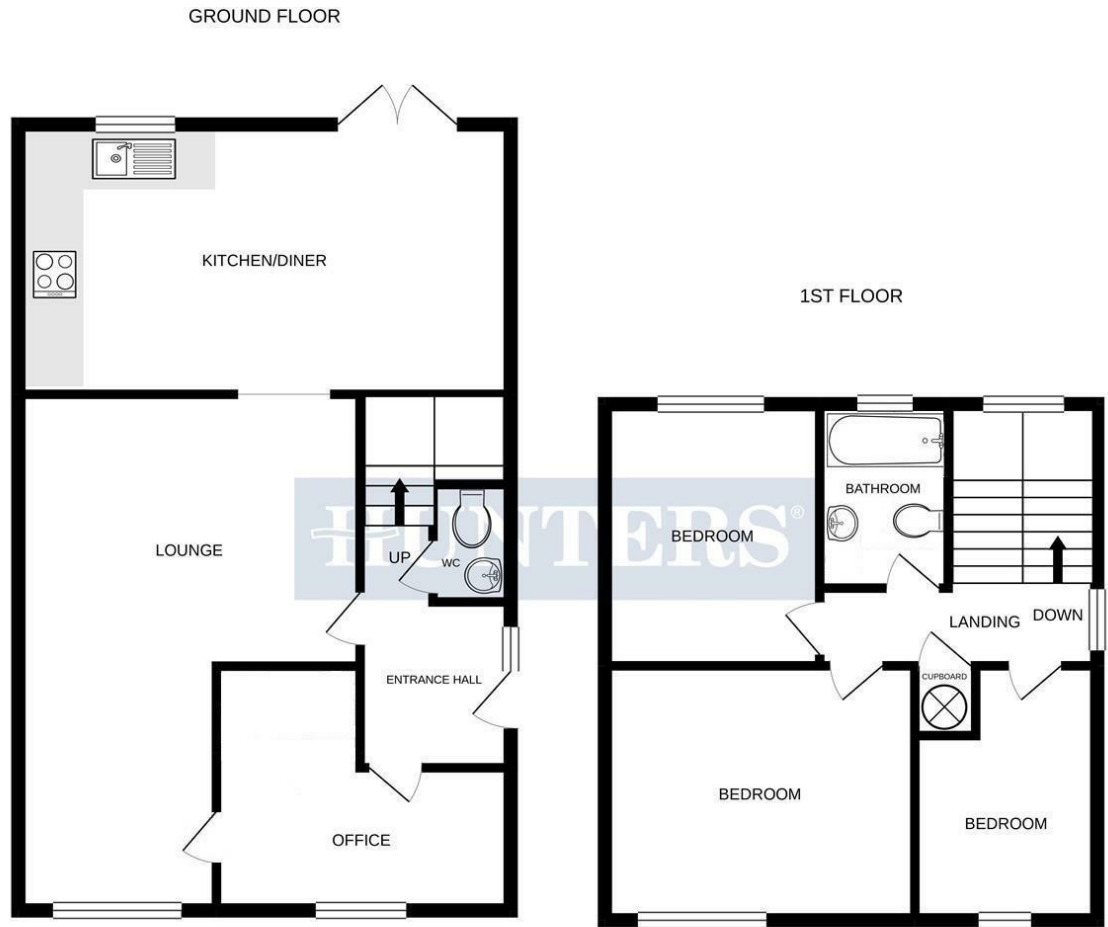
The area is ideal for commuters, with Cam & Dursley railway station offering direct services to Gloucester, Cheltenham, Bristol and beyond, while the A38 and M5 motorway provide excellent road links. Surrounded by beautiful countryside, the location also offers a variety of scenic walks and outdoor pursuits, making it a perfect setting for families and professionals alike.

#### ***Anti-Money Laundering (AML) Compliance***

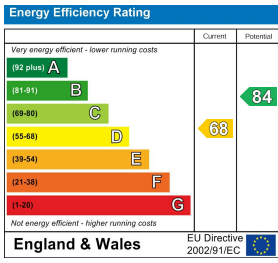
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- Beautifully presented and extended three-bedroom semi-detached home
- Stylishly updated throughout by the current owners
- Spacious lounge and separate snug area
- Modern kitchen/diner with French doors opening onto the garden
- Useful office/utility room to the front
- Convenient downstairs WC
- Three good-sized bedrooms
- Landscaped rear garden with fantastic elevated views
- Single garage to the front
- Ideal family home with versatile living accommodation

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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Viewing Arrangements**

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

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