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38 St Bartholomews Close, Cam,
Dursley, GL11 5UR

Price Guide
£450,000



EXTENDED DETACHED FAMILY HOME IN SOUGHT AFTER CUL-DE-SAC LOCATION WITHIN ST BARTHOLOMEWS CLOSE, COMPRISING: ENTRANCE HALLWAY, SPACIOUS LOUNGE WITH WOODBURNING STOVE, SPACIOUS FAMILY ROOM, MODERN KITCHEN-DINER, CLOAKROOM, UTILITY-BOOT ROOM, FOUR SPACIOUS FIRST FLOOR BEDROOMS WITH AMPLE STORAGE, MASTER WITH ENSUITE, FAMILY BATHROOM, DRIVEWAY WITH OFF STREET PARKING TO FRONT, GARAGE STORE WITH ELECTRIC ROLLER DOOR, ENCLOSED REAR GARDEN, GAS CENTRAL HEATING, EPC: C MUST BE SEEN TO BE TRULY APPRECIATED.

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38 St Bartholomews Close, Cam, Dursley, GL11 5UR

SITUATION

This extremely well proportioned detached family house is situated in a pleasant position at the head of this sought after cul de sac in St Bartholomews Close. Well positioned for local facilities in Cam village including Tesco supermarket, independent retailers, post office, chemist, doctors and dentist surgeries. Cam has a choice of three primary schools and the adjoining town of Dursley offers comprehensive schooling at Rednock and a wider range of facilities including Sainsburys supermarket, swimming pool, library and numerous shops. Cam has a Park and Ride railway station in Box Road with regular services to Gloucester and Bristol and connections to the national rail network.

DIRECTIONS

If travelling from Dursley town centre proceed north-west out of town on the A4135 (Kingshill Road) proceeding straight across at the first and second mini roundabouts. At the third mini roundabout take the second exit and proceed down the incline taking the first turning on the left into Manor Avenue. Continue through the traffic calming and take the next right into Shutehay Drive and then the second right into St Bartholomews Close. Continue along the cul de sac and up the incline and the property will be found towards the head of the cul de sac on the right hand side.

DESCRIPTION

Having been upgraded by the current owners this spacious four bedroom property was reconfigured by the previous owners to offer exceptional family space throughout. The property comprises of: entrance hallway with bespoke understairs storage, spacious and welcoming lounge with woodburning stove, second reception/family room, modern fitted kitchen with dining area, cloakroom and utility/boot room for added convenience. The first floor offers four larger than average bedrooms with the master having built in storage and en suite, there is a separate family bathroom and three additional bedrooms with storage. Externally, a driveway to the front and separate gravelled area provide off street parking and lead to an enclosed rear garden providing good space for entertaining and having attractive lawned area with hardstanding for several sheds.

ACCOMMODATION

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

ON THE GROUND FLOOR

ENTRANCE HALL

Welcoming entrance with stairs to first floor and bespoke understairs pull out storage units and radiator.

LOUNGE 5.65m x 3.39m (18'6" x 11'1")

Spacious with two double glazed windows to front, bay having window seat with built in storage below, two radiators, an attractive woodburning stove with slate hearth provides a focal point.

KITCHEN/DINING ROOM 5.65 x 2.94 (18'6" x 9'8")

Having been upgraded with stylish white gloss wall and base units with pull out larder and soft close drawers, wooden worktops over and incorporating sink and drainer, double glazed window overlooking rear garden, built in fridge and freezer, dishwasher and double oven with ceramic hob and extractor above, the dining area offers excellent space for entertaining having radiator and double glazed patio doors leading out onto the rear garden.

FAMILY ROOM 4.17m x 3.51m (13'8" x 11'6")

This versatile room offers excellent family space, currently being used as a playroom having radiator, built in storage cupboard housing Worcester boiler and double glazed window to rear.

CLOAKROOM

Having vanity wash hand basin with storage under, low level WC, double glazed window to side and ladder radiator.

UTILITY/BOOT ROOM

Useful storage area with plumbing and space for washing machine with worktop top over and double glazed window to rear.

ON THE FIRST FLOOR

LANDING

Having overstairs storage cupboard, access to loft space.

MASTER BEDROOM 5.11m x 3.12m (16'9" x 10'2")

Well appointed room with two double glazed windows overlooking rear garden, two large built in wardrobes and two radiators.

EN SUITE SHOWER ROOM

Having shower cubicle with mains shower, built-in WC, vanity wash basin with storage under, double glazed window to side and ladder radiator.

BEDROOM TWO 4.40m x 4.15m (14'5" x 13'7")

Having dual aspect double glazed window with dormer window to front and skylight to rear offering a light and airy feel, radiator, and well thought out under eaves storage cupboards.

BEDROOM THREE 3.45m x 2.91 (11'3" x 9'6")

With double glazed window to front, radiator and built-in wardrobe.

BEDROOM FOUR 2.65m x 2.17m (8'8" x 7'1")

Having double glazed window to front and radiator.

BATHROOM 2.65 x 2.17 (8'8" x 7'1")

With modern white suite comprising: bath with mains shower over, WC and vanity wash hand basin with storage under, ladder radiator, double glazed window to the side and partially tiled walls and floor.

EXTERNALLY

To the front of the property the tarmacadam driveway provides off street parking and leads to the front door and garage store along with EV car charger, a gravel area provides additional parking with side access for storage and is edged by privacy hedgerow. A side gate allows for access to the enclosed rear garden with good size patio area along with several entertaining spaces, low level retaining wall with neat steps leads onto the spacious lawn area with hardstanding for several sheds, edged by shrubs and trees.

AGENT NOTES

Tenure: Freehold

Services: All main services are believed to be connected. Gas fired

radiator central heating. There is a water meter
Council Tax Band: E
Broadband: Asymmetric Digital Subscriber Line
For mobile signal and wireless broadband: Please see
www.checker.ofcom.org.uk for more information

VIEWING

By appointment with the owner's sole agents as over.

FINANCIAL SERVICES

We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.

