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5 Broadmere Close, Cam, Dursley,
GL11 6PU

Price Guide
£425,000



BEAUTIFULLY PRESENTED AND CHARMING FOUR BEDROOM DETACHED PROPERTY LOCATED IN THE SOUGHT-AFTER AREA OF BROADMERE CLOSE. THIS DELIGHTFUL DETACHED HOUSE OFFERS EXCELLENT FAMILY SPACE WITH ENVIABLE REAR GARDEN VIEWS. THE PROPERTY COMPRISES: SPACIOUS ENTRANCE HALLWAY WITH OPENING TO VERSATILE STORAGE AREA, UTILITY/CLOAKROOM, COSY LOUNGE WITH VIEWS OVER GARDEN, MODERN KITCHEN/DINING ROOM WITH PATIO DOORS. ON THE FIRST FLOOR ARE FOUR GOOD SIZE BEDROOMS AND FAMILY BATHROOM. EXTERNALLY IS A DRIVEWAY WITH AMPLE OFF STREET PARKING AND GARAGE. TO THE REAR OF THE PROPERTY IS A WELL STOCKED AND ATTRACTIVE GARDEN WITH LARGE PATIO AND VIEWS TOWARDS STINCHCOMBE HILL WOODS. EPC D

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SITUATION

Situated in the sought after cul-de-sac location within Broadmere Close, this property is within a short distance of a range of shops including, an award winning butchers, mini-market, hairdressers and the newly established 'Leaf & Ground' with café and farm shop. A wider range of shopping facilities can be found in Cam village centre including Tesco supermarket. In addition, the village has three primary schools and secondary schooling can be found in nearby Dursley town centre. The town has a range of services including library, swimming pool and Sainsbury's supermarket. The property is well placed for commuting to the larger centres of Gloucester, Bristol and Cheltenham via the A38 and M5/M4 motorway network. Cam has a 'Park and Ride' railway station with onward connections to the National Rail Network.

DIRECTIONS

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 first exit into Woodfield Road and proceed to the next mini roundabout continuing straight across and taking the first turning on the left into Broadmere and first turning right into Broadmere Close and Number 5 will be found on the left hand side.

DESCRIPTION

This lovingly upgraded detached house is situated in a quiet cul-de-sac within Broadmere Close and has extensive views from the rear of the property towards the wooded slopes of Stinchcombe Hill. The property is accessed via the spacious driveway with ample off street parking, leading to the front entrance, garage and onto the enclosed south westerly facing rear garden. The property comprises: entrance hallway with opening to bespoke storage/gym space, utility/cloakroom, lounge and impressive and upgraded kitchen/dining room with patio doors leading out to the inviting rear garden. On the first floor are four well proportioned bedrooms along with the modern family bathroom. The property must be seen to be fully appreciated and we would suggest viewing at your earliest opportunity. Gas central heating, double glazing throughout and EPC Rating: D

THE 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).

ENTRANCE HALL

Spacious area with composite front door, radiator and stairs to the first floor with storage alcove under and opening to:

BOOT ROOM 2.71m x 2.17m (8'10" x 7'1")

A bespoke space with opening from the hallway and having built in floor to ceiling cupboards, this versatile space can be used as a gym or office or boot room.

CLOAKROOM/UTILITY ROOM 3.71m x 1.74m (12'2" x 5'8")

Double glazed windows to front and side, having WC, pedestal wash hand basin, space for washing machine with worktop over, radiator and internal door leading to:

GARAGE/STORE 4.45m x 2.55m (14'7" x 8'4")

Having been modified to make extra internal space, this garage/store has an electric roller door, power and lighting.

LOUNGE 4.15m x 4.10m (max) (13'7" x 13'5" (max))

Beautifully presented having radiator and large picture window to rear over looking garden and views of the woodland beyond.

KITCHEN/DINER 7.09m x 2.73m (max) (23'3" x 8'11" (max))

Presented to a high specification and having a range of baby blue shaker style units with worktops over, one and a half bowl sink and drainer, four ring ceramic hob, built-in double oven, built-in dishwasher and fridge/freezer, dual aspect windows to front and side, and leading to the spacious dining area with patio doors and glazed side screens leading out onto the rear garden.

ON THE FIRST FLOOR

LANDING

BEDROOM ONE 4.38m (max) x 3.36m (14'4" (max) x 11'0")

A tranquil space with an array of built in wardrobes, additional over stairs storage cupboard, radiator and double glazed window to front.

BEDROOM TWO 4.28m x 2.68m (14'0" x 8'9")

Having built-in wardrobe and storage cupboards, radiator and double glazed window to rear with splendid views over fields and Stinchcombe Hill woods.

BEDROOM THREE 2.83m x 2.66m (9'3" x 8'8")

With radiator and double glazed window to the rear with views to 'Leaf and Ground' and Stinchcombe Hill woods.

BEDROOM FOUR 2.83mx 2.26m (9'3"x 7'4")

With radiator and double glazed window to front.



BATHROOM

Modern white suite comprising bath with mains rain shower head over, built-in vanity wash hand basin with storage under, WC, partially tiled walls, double glazed window to side and ladder radiator.

EXTERNALLY

To the front of the property there is a good size driveway offering ample off street parking with lawned area and hedgerow, a pathway leads to the front door and courtyard. A side gate provides access to the south westerly facing and enclosed rear garden, having large patio area for al fresco dining and small retaining wall and steps lead onto the good size lawned area. A further wall with borders and step leads to a second patio area with space for sitting and hard stand storage shed. To the rear is a good size patio area with retaining wall and steps to good size lawned area with borders, raised beds and hardstanding for shed. The garden is edged by attractive borders and privacy trees with enviable views towards Stinchcombe Hill woods.

AGENT NOTES

Tenure: Freehold
Services: All mains services are understood to be connected.
Council Tax Band: 'D' (£2,238.51 payable).
Flood risk area and flooded in last 5 years No
Restrictions/covenants: No
For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information

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.

VIEWING

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

