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43 Shutehay Drive, Cam,  
GL11 5UU

Asking Price  
**£295,000**



FANTASTIC PLOT WITH AN ALREADY EXTENDED PROPERTY, LOVINGLY MAINTAINED BY THE CURRENT OWNER. THE PROPERTY BRIEFLY COMPRISES; ENTRANCE HALL, KITCHEN/DINER, LIVING ROOM, UTILITY, CLOAKROOM, CONSERVATORY, MASTER BEDROOM WITH EN-SUITE, TWO FURTHER BEDROOMS, FAMILY BATHROOM AND ATTIC ROOM. AT THE BACK OF THE PROPERTY IS A GOOD SIZED GARDEN WITH SIDE ACCESS AND TO THE FRONT IS A SMALL GARDEN AND THERE ARE THREE ALLOCATED PARKING SPACES, ENERGY RATING: C

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# 43 Shutehay Drive, Cam, GL11 5UU

## SITUATION

The property is located in this popular cul-de-sac within a few moments walk of Cam village centre which has a range of facilities including: Tesco supermarket, independent retailers, chemist, newsagents and hardware store. Cam village has both doctors and dentist surgeries and a choice of three primary schools along with public houses. The nearby town of Dursley offers a wider range of shopping facilities along with sports hall, community centre, meeting hall, 18 hole golf course and secondary schooling. Cam and Dursley railway station brings Gloucester and Bristol within 20 minutes and 30 minutes rail travel respectively. Cam is also well placed for commuting via the A38 and M5/M4 motorway network.

## DIRECTIONS

From Dursley town centre proceed out of town in a north westerly direction on the A4135 proceeding straight across at the first and second mini roundabouts, at the third mini roundabout take the second exit proceeding down the incline and take the first turning on the left into Manor Avenue, proceed taking the third turning on the right into Shutehay Drive and proceed down the incline to the head of the cul-de-sac and number 43 will be found in front of you.

## DESCRIPTION

This property has been maintained to a lovely standard and the garden in particular is an area which has been improved. The property itself had been previously extended to provide the addition of a separate lounge, WC and utility on the ground floor and a master bedroom with en-suite on the first floor. Further benefits include: open plan kitchen-diner, conservatory, two first floor bedrooms and family bathroom. The attic has been plastered and is a usable storage room.

## 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

Having UPVC front door, stone tiled flooring and internal door leading to:

## KITCHEN/DINING ROOM 7.54m (max.) x 3.51m (max.) (24'8" (max.) x 11'6" (max.))

Having an open plan layout, a range of base and wall units with breakfast counter, integrated fridge and freezer, electric oven and hob with extractor hood, one and a half bowl sink with drainer, space and plumbing for washing machine, double glazed window to front, radiator, gas fire, stairs to first floor with understairs cupboard, double glazed patio door leading to conservatory and internal door leading to:

## LIVING ROOM 2.57m x 5.16m (8'5" x 16'11")

Having radiator, double glazed French doors to rear garden.

## UTILITY 1.61m x 2.18m (5'3" x 7'1")

Having wall and base units, sink, space and plumbing for washing machine and tumble dryer, radiator and double glazed window to front.

## CLOAKROOM

Having low level WC, wall mounted wash hand basin, radiator and extractor fan.

## CONSERVATORY 2.01m x 3.29m (6'7" x 10'9")

Double glazed conservatory with radiator.

## FIRST FLOOR LANDING

Having access to the loft via loft ladder, the loft has been plastered and has a window.

## BEDROOM ONE 2.57m x 4.91m (8'5" x 16'1")

Having fully fitted range of wood effect wardrobes and top boxes comprising: triple and double wardrobes, bed side cabinets, bed head, double glazed window to rear and radiator.

## EN-SUITE

Having low level WC, vanity unit with wash hand basin, corner shower cubicle, bath, double glazed window, inset spotlights and extractor fan.

## BEDROOM TWO 3.92m x 2.57m (12'10" x 8'5")

Having double glazed window, built-in wardrobe, airing cupboard, fitted wardrobe and radiator.

## BEDROOM THREE 3.53m x 1.98m (11'6" x 6'5")

Having double glazed window and radiator.

## BATHROOM

Having vanity unit with wash hand basin, low level WC, panel bath with electric shower over, double glazed window, inset spotlights, extractor fan, heated towel rail.

## EXTERNALLY

At the back of the property is a fully enclosed and well maintained garden with gravel and patio area, grass lawn and steps down to a further patio area. To the side is a good sized shed with power and lighting and bike shed with a storage area behind. At the front is a small garden with a path to the front door with lavender shrubs to the side. There are three allocated parking spaces, two in the parking area at the front and one round to the side.

## AGENT NOTES

Tenure: Freehold

Services: All mains Services are believed to be connected.

Council Tax Band: C

The property is subject to probate which has been applied for.

Broadband: Fibre to the Premises

For mobile signal and wireless broadband: Please see [www.checker.ofcom.org.uk](http://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.

