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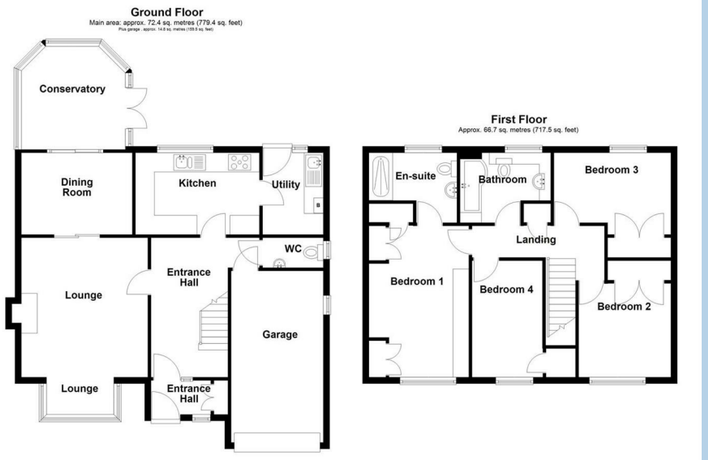
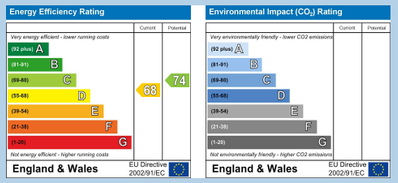
Bennett Jones PARTNERSHIP





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Bennett Jones PARTNERSHIP

Willow Bank 7 Everlands Cam GL11 5PP

Price Guide

£615,000

FOUR BEDROOM DETACHED HOUSE WITH RIVERSIDE POSITION, POPULAR RESIDENTIAL AREA OF EVERLANDS, OFF ROAD PARKING FOR A NUMBER OF CARS, GARAGE. ENTRANCE PORCH, ENTRANCE HALL, LIVING ROOM, DINING ROOM, CONSERVATORY/RECEPTION, KITCHEN, UTILITY, CLOAKROOM, FOUR BEDROOMS, MASTER WITH EN-SUITE SHOWER ROOM, FAMILY BATHROOM/THIRD WC, MOST ATTRACTIVE LANDSCAPED GARDEN WITH RIVER AND BRIDGE LEADING TO FURTHER SECTION OF GARDEN. MUST BE SEEN. EPC D

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The Property Ombudsman
propertymark

Willow Bank 7 Everlands, Cam, GL11 5PP

SITUATION

This four bedroomed property is conveniently positioned for the amenities of both Cam and Dursley and is situated at the base of the Cotswold escarpment, close to local beauty spots in both the Severn Vale and the Cotswolds, with the popular villages of Frampton on Severn and Slimbridge close by. Facilities can be found in Cam, having a range of shops including: Tesco supermarket, local traders including post office, hairdressers and chemist along with cafes and local public houses. The village also has doctors and dentist surgeries and a choice of three primary schools. Dursley, which is approximately one mile distance, offers a wider range of shopping facilities including: Sainsbury's supermarket and both primary and secondary schooling. Dursley town has a swimming pool, sports centre, library, and an 18 hole golf course at Stinchcombe Hill. The larger centres of Gloucester, Bristol and Cheltenham are made accessible via the A38 and M5/M4 motorway network. along with the Cam and Dursley train station with regular services to Gloucester and Bristol and connections to the National Rail Network.

DIRECTIONS

From Dursley town centre proceed north west out of town on the A4135, turning right after the Fire Station (opposite Lidl), into Kingshill Lane, follow this road to the bottom and as the road bears right, turn left into Everlands, continue for approximately 650 metres, and 7 Everlands can be located on the right hand side.

DESCRIPTION

One of just nine exclusive properties situated on the very popular Everlands road and backing onto the river Cam, in a well-regarded part of the village. Willow Bank was constructed forty years ago by reputable local builders as a development of detached riverside properties in the popular Everlands area of Cam. The property is accessed via a block paviour drive with parking for a number of cars with an attractive front garden and garage. A side pedestrian access leads to upper area of garden with patio, shrubs and steps leading to further seating areas. A bridge over the River Cam leads to further section of most attractive garden. The property internally is accessed via entrance porch leading to entrance hall, which in turn gives access to living room with square bay window and views towards Cam cricket ground. The living room opens into dining room and onto conservatory/reception room with vaulted insulated ceiling. The fitted kitchen has built in appliances including oven, microwave and dishwasher, this in turn leads to utility room. In addition there is a ground floor cloakroom. On the first floor there are four bedrooms all having fitted wardrobes with master bedroom having en-suite shower room. In addition there is a family bathroom/third WC. The property has gas central heating and double glazing and with the location, this property must be seen to be fully appreciated and we suggest viewing at your earliest opportunity.

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).

PORCH

Having double glazed front door, double glazed window, built in cupboard and laminate flooring.

ENTRANCE HALL

Having laminate flooring, radiator and stairs to first floor.

CLOAKROOM

Low level wc, wall mounted wash hand basin, radiator, double glazed window to side.

LIVING ROOM 4.41m widening to 5.14m x 4.0m (14'5" widening to 16'10" x 13'1")

Having square double glazed bay window to front with views towards Cam cricket ground, two double radiators, fireplace with fitted coal effect gas fire and opening to:

DINING ROOM 3.49m x 2.58m (11'5" x 8'5")

Having two double radiators, patio doors lead to:

CONSERVATORY/RECEPTION ROOM 3.93 x3.17m max (12'10" x10'4" max)

Having vaulted insulated ceiling with two rooflights, double glazed french doors to side and radiator.

KTICHEN 3.87m x 2.55m (12'8" x 8'4")

Having a range of modern wall and base units with laminated work surface over, incorporating five burner gas hob with hood over, inset stainless steel one and half bowl single drainer sink unit, double built in oven, integrated dishwasher, integrated microwave, matching laminate flooring and double glazed window to rear.

UTILITY ROOM 2.59m x 1.97m (8'5" x 6'5")

Having a range of wall and base units, stainless steel single drainer sink unit, double glazed window to rear, plumbing for washing machine, wall mounted gas combination boiler supplying radiator central heating and domestic hot water.

ON THE FIRST FLOOR

LANDING

Having radiator, linen cupboard and access to loft space.

BEDROOM ONE 4.81m x 3.21m narrowing to 2.6m (15'9" x 10'6" narrowing to 8'6")

Having double glazed window to front, double radiator, two double built in wardrobes, further single built in wardrobe with top box, matching dressing table and bedside cabinet.

EN-SUITE SHOWER ROOM

Having double glazed window to rear, large shower cubicle with mixer shower, wash hand basin, WC and radiator.

BEDROOM TWO 3.82m x 2.22 (12'6" x 7'3")

Double glazed window, built in over stair cupboard, radiator.

BEDROOM THREE 2.95m x 2.89m (9'8" x 9'5")

Having double built in wardrobe, double glazed window and radiator.

BEDROOM FOUR 3.68m x 2.64m narrowing to 2.17m (12'0" x 8'7" narrowing to 7'1")

Having built in wardrobe, double glazed window and double radiator

BATHROOM

Having 'P' shaped bath with mixer shower and screen, vanity wash hand basin, WC with concealed cistern, double glazed window to rear, inset ceiling spotlights.

EXTERNALLY

To the front of the property the garden is bound by low Beech hedging with block paviour driveway with parking for four cars and leading to GARAGE (5.35m x 2.78m) having roller door, double glazed window to side and door to house. The front garden is laid to lawn with rose borders and a pedestrian gate leads to the left side of the property and on to SHED. To the right hand side of the property the block paviour pathway continues to the rear garden with large paved patio area and array of shrubs. Steps (with stairlift to side) lead to the two patio/seating area with views towards the river. An attractive bridge leads over the river to a further section of garden, which is laid to lawn with circular patio area and enclosed by hedging, shrubs and flower borders. The garden is a particular feature of the property and must be seen to be fully appreciated.

AGENTS NOTES

Tenure: Freehold
All mains services are connected.
Gas fired radiator central heating.
Council Tax Band: F
Whilst the bottom of the garden area can have a high water table in times of flooding due to the river, the property itself has never flooded.
Broadband: Asymmetric Digital Subscriber Line?
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.