



13 Elm Grove, Dursley GL11 5RQ

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EXCLUSIVE





## 13 Elm Grove, Dursley GL11 5RQ

With ready-to-move-into accommodation, this spacious detached home offers generous room sizes throughout, along with the added benefit of a self-contained annexe — ideal for multi-generational living or potential rental income.

The annexe, formerly the garage, comprises a living/bedroom space and a shower room, offering excellent flexibility as a guest suite, home office, or Airbnb/letting opportunity.

To the front, there is ample off-road parking. The property is accessed via an entrance porch leading into a welcoming hallway, with a downstairs cloakroom, a spacious front living room with bay window, and doors opening into a separate dining room. The fitted kitchen provides a good range of storage units and integrated appliances.

Upstairs, a generous landing leads to four well-proportioned bedrooms and a sizeable family bathroom with a separate shower.

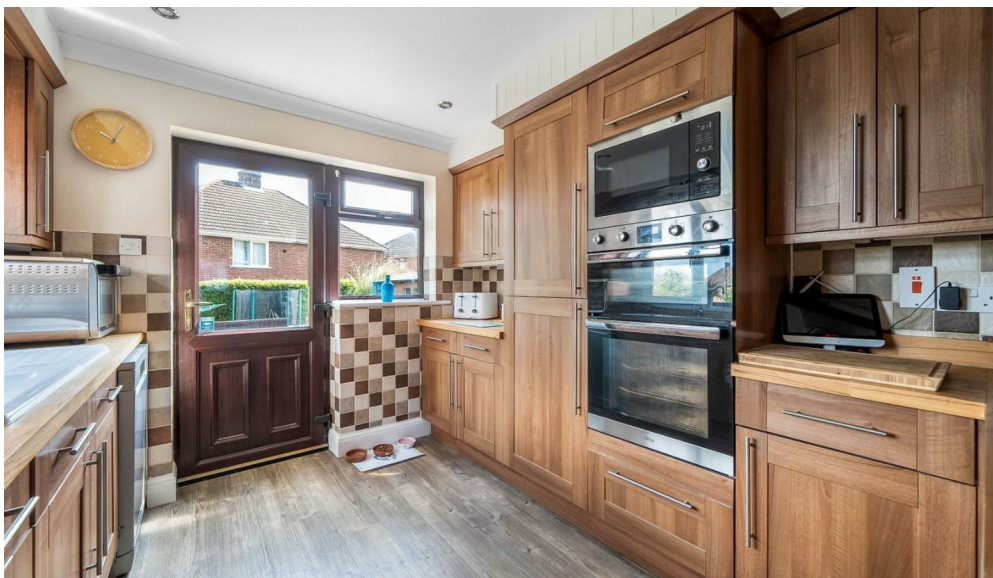
Externally, the driveway continues to a timber workshop, with side access leading to a private, enclosed rear garden.

Conveniently located close to Cam village and Dursley town centre, the property is within easy reach of local amenities and well placed for commuters, with quick access to the A38 and M5 motorway, providing routes to Bristol, Gloucester, and Cheltenham. In addition, Cam & Dursley train station (Box Road) offers direct services to Bristol and London (Paddington) via Gloucester.

**Guide Price £475,000**







### **Entrance Porch**

Double glazed window to the side, tiled flooring and half glazed frosted door leading into:

### **Hallway**

Stairs leading to the first floor, radiator and window to the side.

### **Cloakroom**

Low flush wc, corner wash hand basin with mixer tap, heated towel rail and frosted window.

### **Living Room**

A spacious room with double glazed bay fronted window, coved ceiling, gas wall mounted fire, radiator and sliding doors leading into dining room.

### **Dining Room**

Double glazed French doors with glazed side panels opening onto the rear patio, radiator and coved ceiling.

### **Kitchen**

Fitted with a good range of units with worktop surfaces, one and half bowl



ceramic sink unit with drainer and mixer tap, fitted fridge/freezer, fitted double oven, fitted microwave, fitted hob with extractor hood over, spaces for dishwasher and washing machine, part tiled walls. Radiator, window to the side with door leading into the garden.

### **First Floor Landing**

Stairs from the hallway leading to the first floor landing with window to the side, loft access and radiator.

### **Bedroom One**

Window to the rear, radiator and fitted wardrobes.

### **Bedroom Two**

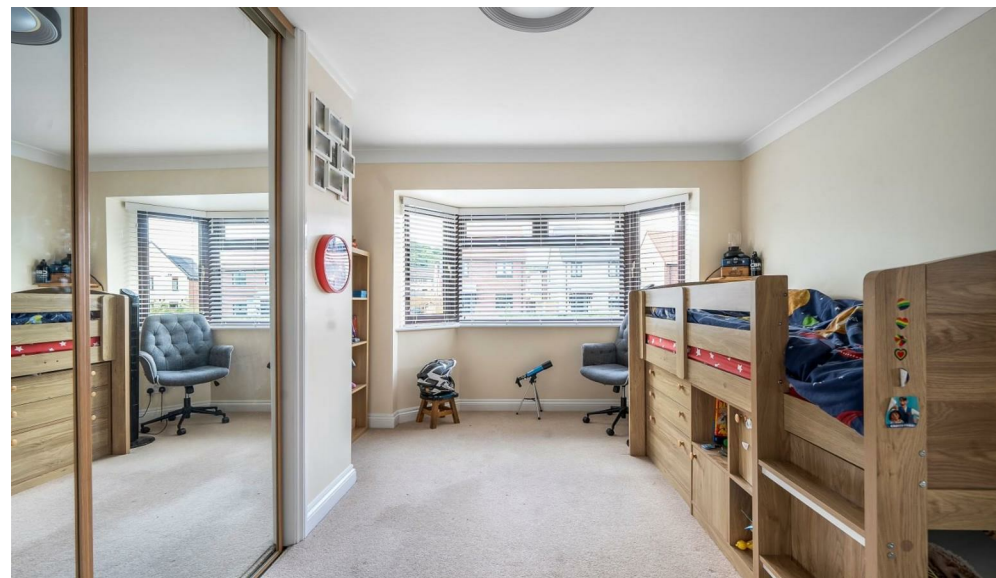
Bay window to front with fitted wardrobes and radiator.

### **Bedroom Three**

Window to front and radiator.

### **Bedroom Four**

Window to side and radiator.



### **Bathroom**

Good size bathroom suite with panelled bath, separate shower cubicle, built-in vanity unit with inset wash hand basin with mirror over and WC, part tiled walls, frosted window and radiator.

### **Outside**

Five bar gate leading to the front with ample off road parking, outside timber workshop with power and light. A former garage which sellers have converted to a separate living/snug ideal for elderly relative or young adult currently used as an 'Airbnb' with separate door leading into the bedroom/living space beautifully decorated with power, light and heating, sliding door leading to the fitted shower room with low flush wc, wash hand basin and fully tiled shower cubicle. Side access leading to the rear enclosed garden with good size patio, lawn and Summerhouse/outside office with power and light.







- Spacious four-bedroom detached family home
- Ready to move into with generous room sizes throughout
- Two Reception Rooms
- Self-contained annexe with living/bedroom area and shower room — ideal for rental income or multi-generational living
- Fitted kitchen with good range of storage units and appliances
- Downstairs cloakroom and large first floor family bathroom with separate shower
- Ample off-road parking to the front
- Timber workshop and enclosed rear garden with side access
- Convenient location close to Cam village and Dursley town centre
- Excellent commuter links to A38, M5 and mainline train station at Cam (direct to Bristol & London Paddington)

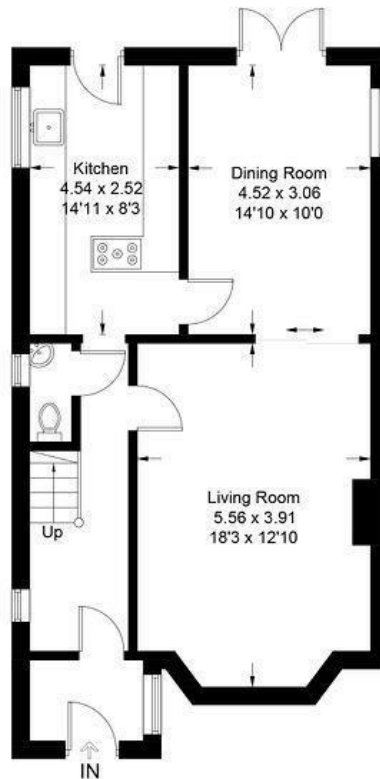
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.

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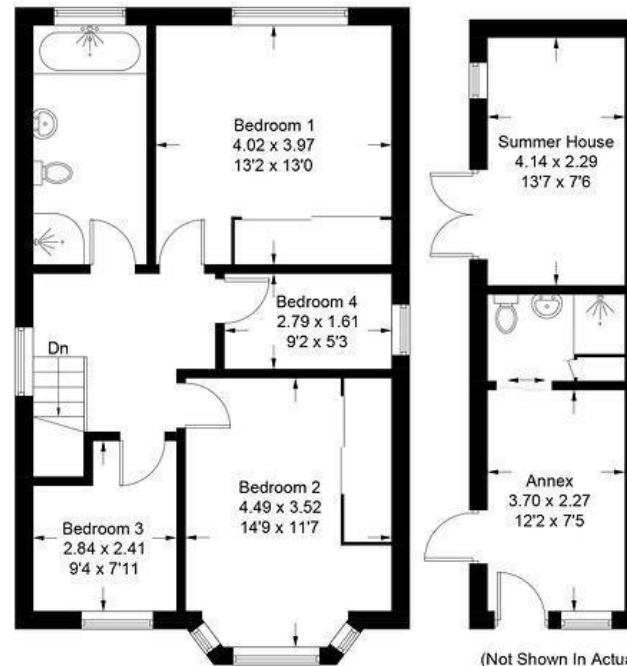
Approximate Gross Internal Area = 120.6 sq m / 1298 sq ft

Outbuildings = 39.5 sq m / 425 sq ft  
(Including Annex)

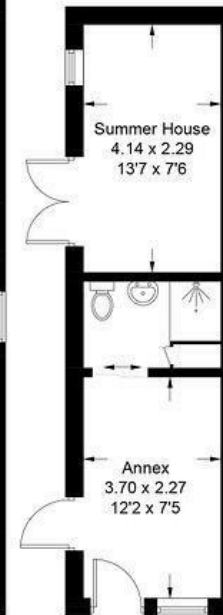
Total = 160.1 sq m / 1723 sq ft



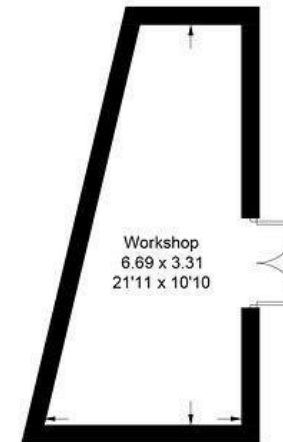
Ground Floor



First Floor



(Not Shown In Actual  
Location / Orientation)



(Not Shown In Actual  
Location / Orientation)

Illustration for identification purposes only, measurements are approximate,  
not to scale. Fourlabs.co © (ID1210772)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

### Viewing Arrangements

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

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