HUNTERS®

HERE TO GET *you* THERE



23 The Hawthorns

Cam, Dursley, GL11 5LJ

Asking Price £420,000

3 2 2 D

Council Tax: D





23 The Hawthorns

Cam, Dursley, GL11 5LJ

£420,000







A beautifully presented three-bedroom detached family home, situated in a popular residential location on the sought-after Bovis development in Cam. The property has been lovingly maintained and improved by the current owners, including the installation of new windows and doors throughout. Enjoying lovely views to the rear and a good degree of privacy, this wonderful home offers spacious and versatile accommodation, ideal for modern family living.

The ground floor accommodation comprises a welcoming entrance hallway, downstairs cloakroom, a cosy lounge featuring a wood-burning stove, and a separate dining room. The kitchen offers a lovely snug area, creating a sociable space overlooking the rear garden. The garage has also been partially converted and is currently used as an additional bedroom, offering flexibility for a variety of uses.

To the first floor are three well-proportioned bedrooms, including a principal bedroom with en-suite shower room, alongside a modern family bathroom.

Outside, the property enjoys a delightful, private rear garden, predominantly laid to lawn with patio seating areas and a vegetable patch, perfect for relaxing and entertaining. To the front, there is a lawned garden and driveway providing off-road parking.

Further benefits include planning permission for the addition of two bedrooms above the garage, offering exciting potential for growing families looking to create additional living accommodation.

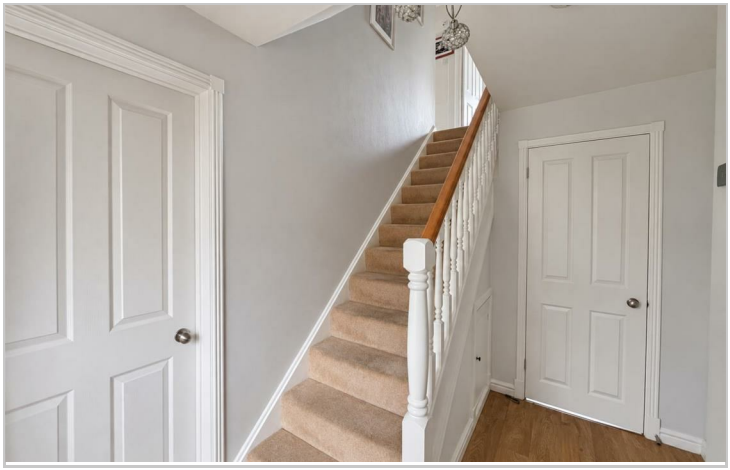
A fantastic opportunity to purchase a beautifully maintained family home in a desirable location, with lovely views, flexible living space and further potential to extend.

- Beautifully Presented Three-Bedroom Detached Home
- Lovely Rear Views with a Private Aspect
- Cosy Lounge with Wood-Burning Stove
- Separate Dining Room
- Partially Converted Garage, Currently Used as an Additional Bedroom
- Popular Residential Location on the Bovis Development in Cam
- Recently Replaced Windows and Doors
- Spacious Kitchen with Snug Area
- Principal Bedroom with En-Suite and Family Bathroom
- Private Rear Garden, Driveway Parking and Planning Permission for two Bedrooms Above the Garage

Tel: 01453 542 395

















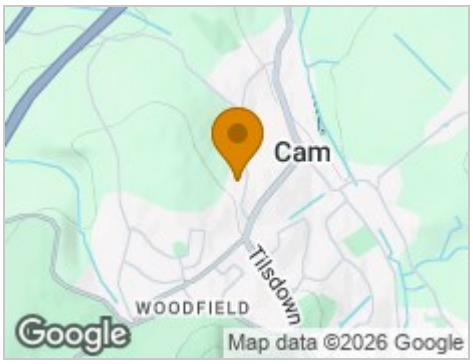
Road Map



Hybrid Map



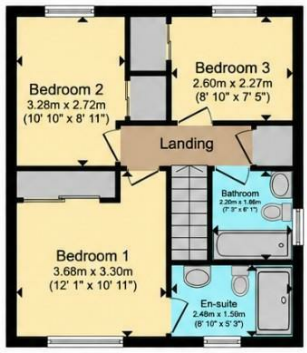
Terrain Map



Floor Plan



Ground Floor



First Floor

Total floor area 107.5 m² (1,157 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

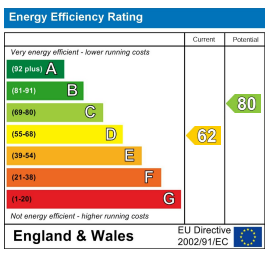
Viewing

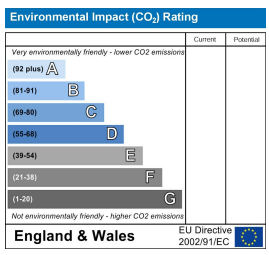
Please contact our Hunters Dursley Office
on 01453 542 395 if you wish to arrange a viewing appointment for this property or require further information.

Anti-Money Laundering (AML) Compliance

Estate agents operating in the UK are legally required to carry out Anti-Money Laundering (AML) checks in line with regulations set by HM Revenue and Customs (HMRC). At Hunters Dursley, we use Moverly to facilitate these checks as part of our commitment to compliance and transparency. It is mandatory for both buyers and sellers to complete AML verification before a property transaction can proceed. A fee will be charged for each individual AML check carried out.

Energy Efficiency Graph





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.
THINKING OF SELLING? 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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