



3 Broadmere Close, Dursley GL11 6PU  
Guide Price £420,000

**HUNTERS**<sup>®</sup>  
EXCLUSIVE



### 3 Broadmere Close, Dursley GL11 6PU

Owned by the current vendor for over 40 years, this well-maintained detached family home is set within a highly sought-after cul-de-sac in the popular village of Cam. Offering generous living space with delightful views of the escarpment and Leaf and Ground to the rear. The property offers light and airy accommodation and presents an excellent opportunity for families seeking a convenient location to all the local amenities.

The accommodation begins with a welcoming entrance hallway providing access to a downstairs cloakroom. The fitted kitchen offers ample storage and workspace, while the spacious lounge provides a comfortable setting for everyday living with patio doors opening onto the established rear garden. A separate dining room creates the perfect space for formal entertaining or family gatherings, again with patio doors leading to the rear garden with garden canopy.

Upstairs, there are four generously sized bedrooms, all offering flexibility for growing families, guest accommodation or home working. A family bathroom completes the first-floor layout.

Externally, the property benefits from driveway parking for several vehicles, leading to a tandem double garage, ideal for additional parking, storage or workshop space. To the rear, the established garden enjoys a high degree of privacy with patio area and lawned areas.

Situated in a desirable residential location within easy reach of local amenities, schools and transport links, this is a rare opportunity to acquire a long-owned family home with fantastic potential in a prime cul-de-sac position.





### **Entrance Hallway**

Via part glazed door, stairs to first floor, radiator, doors to;

### **Cloakroom**

Window to front aspect, hidden cistern wc, wash hand basin set in unit, panelling to walls, chrome heated towel rail.

### **Lounge Area**

Patio doors to rear garden, radiator, opening to;

### **Dining Area**

Patio doors to rear garden with canopy over, radiator, door to;

### **Kitchen/Breakfast Room**

Door to side aspect, window to front aspect, range of wall and base units with work-surfaces, one and a half bowl sink unit with mixer tap, built-in oven and microwave, integral fridge, tiled splash-backs, door to hallway.

### **First Floor Accommodation**

#### **Landing Area**

Access to loft space which is part-boarded, doors to;

### **Bedroom**

Window to front aspect, airing cupboard with radiator, fitted wardrobes.

### **Bedroom**

Window to rear aspect with escarpment views, radiator.

### **Bedroom**

Window to rear aspect with escarpment views, radiator, fitted mirror fronted wardrobes.

### **Bathroom**

Window to side aspect, bath with over-bath shower and screen, wash hand basin and wc set in unit with shelf and cupboards below, part tiled walls, heated towel rail.

### **Bedroom**

Window to front aspect, fitted mirror fronted wardrobes, radiator.

### **Outside**

#### **Front Garden**

With driveway parking for several cars, lawned areas, path to front door, gated access leading to the rear of the property.



### **Rear Garden**

An established rear garden with escarpment views, patio area, steps to lawned area, array of plants, trees and shrubs, enclosed by fencing with garden shed and greenhouse, side access leading to the front of the property. There is also a useful sun canopy over the patio doors of the dining room.

### **Tandem Double Garage**

With metal up and over door, Worcester boiler with water system, wash hand basin with mixer tap, space for fridge/freezer and tumble-dryer, power and light.

### **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.



- Detached Family Home in Popular Cul-De-Sac Location
- Entrance Hallway and Downstairs Cloakroom
- Fitted Kitchen/Breakfast Room
- Lounge with Separate Dining Room with Escarpment Views
- Four Bedrooms and Family Bathroom
- Front Garden with Driveway Parking
- Established Rear Garden with Views
- Tandem Double Garage
- Viewing Essential

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.

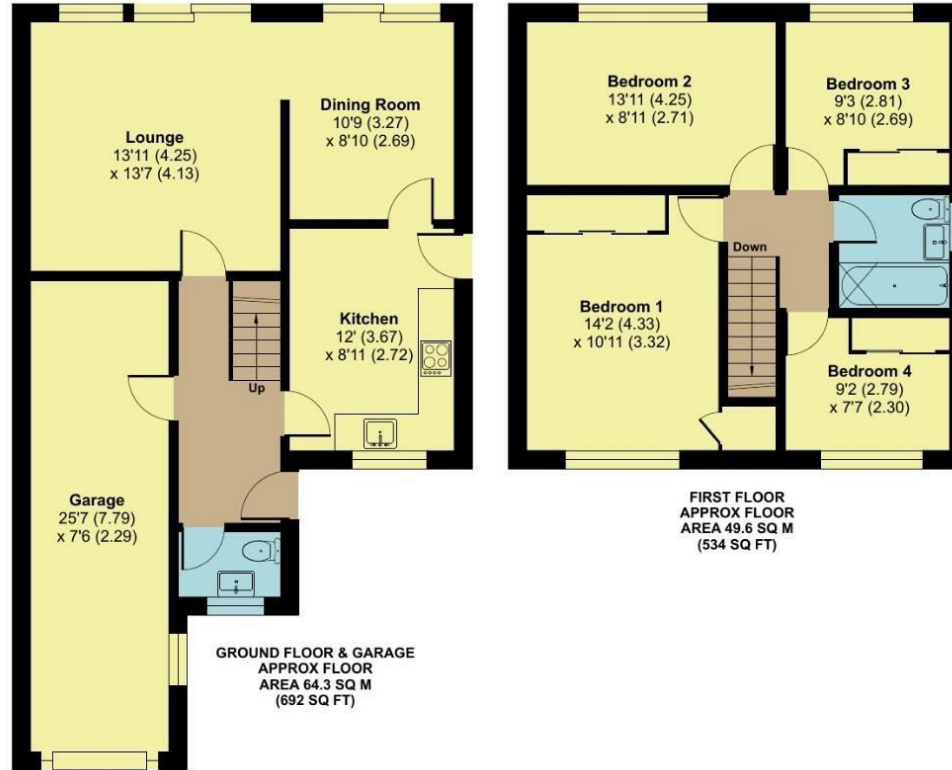
# Broadmere Close, Dursley, GL11

Approximate Area = 1034 sq ft / 96.1 sq m

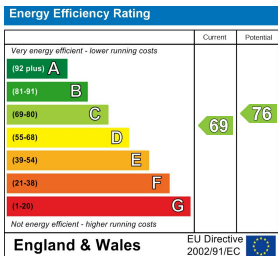
Garage = 192 sq ft / 17.8 sq m

Total = 1226 sq ft / 113.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Hunters Property Group. REF: 1416662



## Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Dursley -

01453 542 395 <https://www.hunters.com>

**HUNTERS**  
EXCLUSIVE



**HUNTERS**<sup>®</sup>  
EXCLUSIVE