

# HUNTERS<sup>®</sup>

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## 60 Everlands

Cam, Dursley, GL11 5NL

Guide Price £325,000



Council Tax: C



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## Entrance Hallway

Via door to hallway with dog-leg staircase to first floor landing, built-in under-stairs storage cupboard, laminate flooring, vertical radiator, window to side on half landing.

## Utility/Cloakroom

Fitted with wall and base units with work-surfaces over, stainless steel sink and drainer unit, space and plumbing for washing machine and tumble dryer, WC, extractor fan, fuse box.

## Kitchen

Fitted new Howdens Shaker style kitchen with wall and base units with work-surfaces over, fitted oven with induction hob and extractor hood over, stainless steel sink and drainer unit, space and plumbing for dishwasher, inset ceiling spotlights, window with views of garden, double doors leading into the lounge.

## Lounge

Dual aspect with window to front and French doors leading to rear garden, laminate flooring, vertical radiator, TV point.

## First Floor Landing

From the entrance hall stairs lead to first floor landing with loft access and airing cupboard containing newly installed combination boiler.

## Bedroom One

Window to front aspect, radiator.

## Bedroom Two

Window to rear aspect, radiator.

## Bedroom Three

Window to front aspect, radiator, built-in storage cupboard.

## Bathroom

Fitted with a modern suite comprising panelled bath with shower over and glazed screen, WC, wash hand basin, inset ceiling spotlights, part tiled walls, extractor fan, frosted window to rear.

## Outside

To the front is driveway parking for multiple vehicles, with lawn area.

The rear garden is laid with topsoil, having patio area, enclosed with fenced boundaries, side access to front.

## Garage

With up and over door, the garage has been converted to create the utility room with the remaining providing a storage area.

## Agents Note

Please note: A neighbouring property has a right of access down the right of driveway of No 60 and across the rear garden of No 60 to gain access to the rear of their property.

Situated on a generous corner plot in the popular Everlands area of Cam, this beautifully refurbished three-bedroom semi-detached home offers stylish modern living and exciting future potential, with drawings already prepared for a two-storey extension to convert the property into a four-bedroom home (subject to planning).

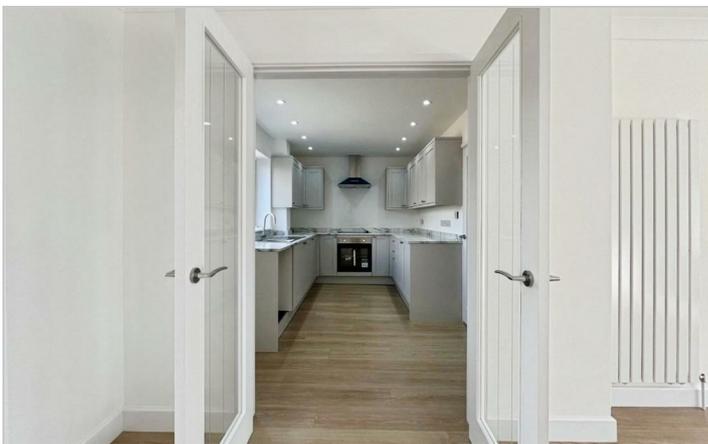
The ground floor features a brand new Howdens Shaker style kitchen with induction hob, plumbing for a dishwasher, ample storage, and spotlight lighting. The bright lounge benefits from French doors opening onto the rear garden, while the downstairs area has been fitted with new flooring throughout. The garage has been partially converted to create a practical utility room with laminate worktops, fitted units, space for a washing machine and dryer, and a separate WC — also complete with spotlights.

Upstairs, the home offers two double bedrooms and one single bedroom, all with new carpets and built-in storage. The stylish brand-new bathroom, with shower over bath, also benefits from spotlight lighting. An airing cupboard houses a new combi boiler, and there is loft access providing further storage space.

The entire property has been redecorated throughout and upgraded with new internal doors.

Externally, the property boasts off-street parking for multiple vehicles, side access to the rear garden, and a part-retained garage space ideal for storage. Offered to the market with no onward chain, this is a move-in-ready home with scope to expand.

- Fully Refurbished Three-Bedroom Semi-Detached Home
- Drawings in Place for a Two-Storey Extension to Create a Four-Bedroom Home (Subject to Planning)
- Bright Lounge With French Doors Opening onto the Rear Garden
- Part-Converted Garage Creating a Utility/Cloakroom
- Stylish New Bathroom With Shower Over Bath
- Generous Corner Plot in the Sought-After Everlands Area of Cam
- Brand New Howdens Shaker Style Kitchen
- New Flooring Throughout the Ground Floor
- Two Double Bedrooms and One single, All With New Carpets and Built-In Storage
- Offered with No Onward Chain



## Road Map



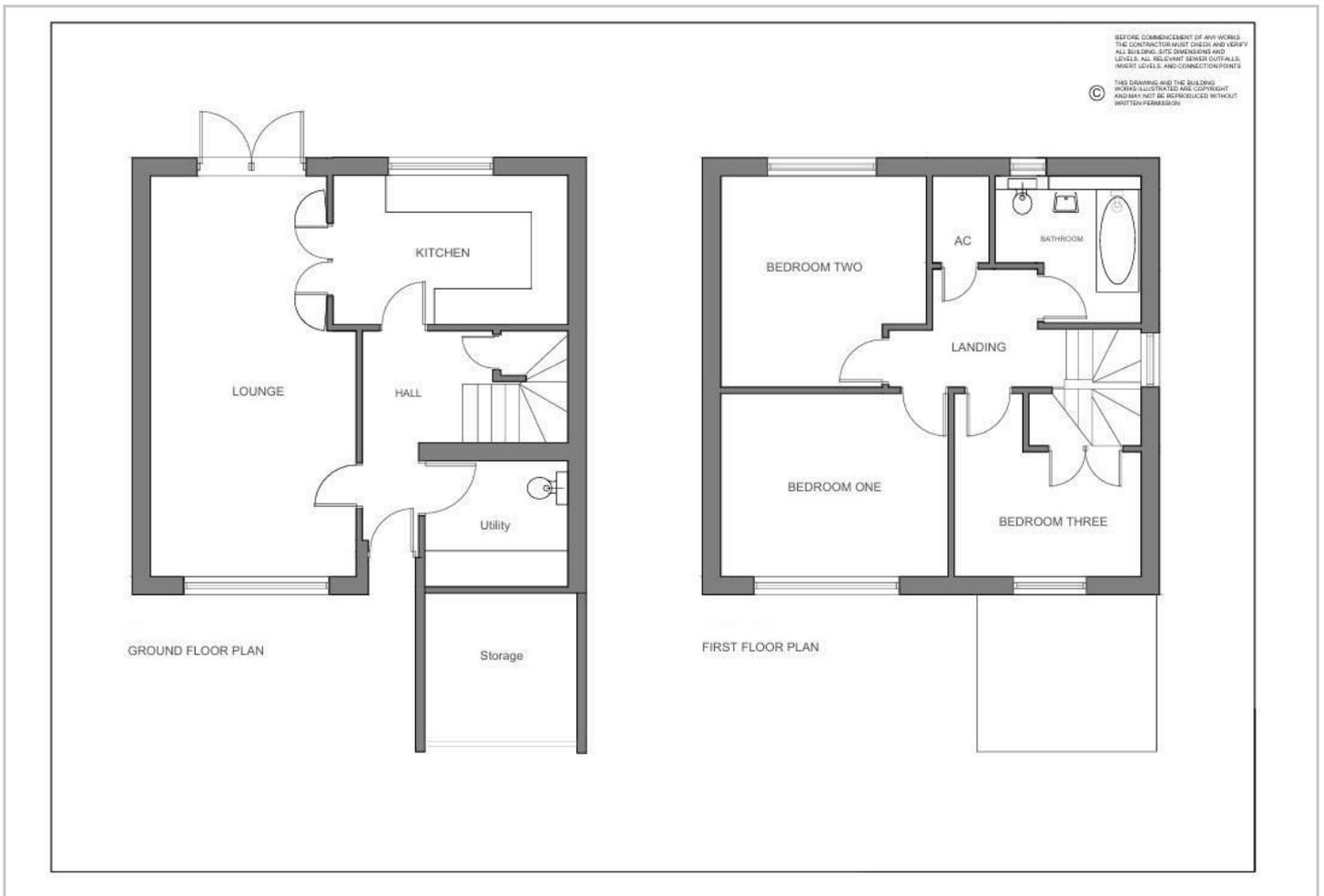
## Hybrid Map



## Terrain Map



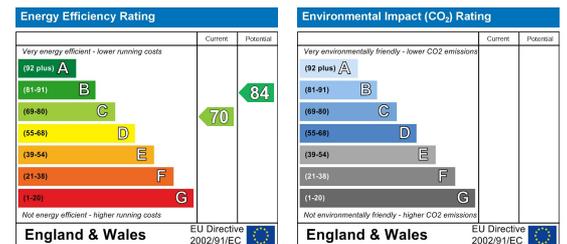
## Floor Plan



## 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.

## 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.