



6 Westend, Cam, GL11 6JD
£599,950

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EXCLUSIVE



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Set in grounds approaching half an acre, this individual detached family home offers versatile and flexible accommodation arranged over two floors. The property has a generous lounge with wood burner, together with second reception/family room which leads through to a spacious kitchen/breakfast room with Corian and Oak block worktops and built-in appliances. There is a separate dining room, utility room and two ground floor bedrooms, along with a shower room/cloakroom completing the ground floor accommodation. On the first floor there are three bedrooms with bathroom which is en-suite to two bedrooms. The windows are UPVC framed double glazed units and the property has gas fired central heating. The views to the rear extend across the River Severn and the Welsh Hills beyond. Outside the gardens are a particular feature with extensive lawns, orchard, mature shrubs and borders. The house is approached via a long private tarmacadum driveway with parking area, turning space and access to a detached garage with workshop/hobbies room.

Westend is a quiet, tucked away location on the Dursley/Stinchcombe borders, close to local shops at Woodfields and primary school. The main town of Dursley is approximately 1 mile with a full range of day to day shops, supermarket, leisure centre/swimming pool, public houses and eateries. The major centres of Bristol, Gloucester and Cheltenham are easily accessed via the A38 and M5 motorway network and there is a main line train station at Box Road, Cam; serving Bristol and London (Paddington) via Gloucester.

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Entrance Hall

Hardwood panelled front door leading to the entrance hall with UPVC framed double glazed window to side and panelled radiator.

Cloakroom/Shower Room

With low level WC, wash hand basin and walk-in multi jet shower cubicle with glazed sliding doors. Extensive ceramic wall tiling, automatic air extractor fan and ladder radiator.

Lounge

21'4" x 13'8"

Having feature central fireplace with inset wood burning stove and three UPVC framed double glazed windows with views across the River Severn. Two twin panelled radiators and TV aerial socket.

Family Room

12'8" x 11'5"

Having two UPVC framed double glazed windows, twin panelled radiator and opening leading through to kitchen/breakfast room.

Kitchen/Breakfast Room

18'1" x 11'6"

Fitted with a quality range of Oak fronted base units incorporating Corian worktop surfaces and Oak block peninsular island and breakfast bar. Inset single drainer sink unit with monobloc mixer tap, integrated appliances including a stainless steel range cooker with five burner hob unit, extractor fan over and down lighters, dishwasher and fridge. Splash back ceramic wall tiling, space for tall fridge/freezer, twin panelled radiator and UPVC framed double glazed window over looking the rear gardens.

Dining Room

14'3" x 7'2"

Having dual aspect UPVC framed double glazed windows, panelled radiator and ladder towel radiator. Half glazed door leading to the utility room.

Utility Room

10'3" x 7'3"

Fitted with base units incorporating worktop surfaces and inset stainless steel sink unit with mixer tap. Space for tumble dryer and plumbing for automatic washing machine. Cloak hanging rail, UPVC framed double



glazed window and matching door to garden. Built-in pantry cupboard and storage unit, wall mounted Vaillant gas fired boiler supplying central heating and domestic hot water circulation.

Bedroom Four

10'8" x 9'7"

With UPVC framed double glazed window to side and panelled radiator.

Bedroom Five

10'6" x 9'9"

With panelled radiator and UPVC framed double glazed window overlooking the rear garden.

First Floor Landing

From the lounge there is a staircase leading to the first floor landing with velux roof light window, linen storage area and access to roof space.

Principal Bedroom

15'6" x 13'4"

Having panelled radiator, velux roof light window and UPVC framed double glazed window to side with views across the River Severn.



En-Suite Bathroom

(Also adjoining bedroom two). Suite comprising white panelled bath with shower attachment over, wash hand basin and low level WC. Extensive ceramic wall tiling, ladder radiator, velux roof light window.

Bedroom Two

11'4" x 10'4"

With two velux roof light windows and panelled radiator.

Bedroom Three

13'3" x 10'4"

With velux roof light window to rear and wardrobe cupboard.

Garage

20'10" x 12'2"

With double doors and opening to adjoining workshop.

Workshop/Hobbies Room

19'3" x 12'3"

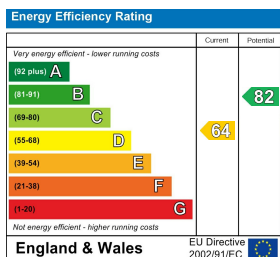
Having power, light and double glazed French doors leading onto decked patio.



Outside

The property stands in large mature gardens (approximately 60 x 30 meters) with orchard area containing several mature apple and pear trees. There are extensive lawns and well stocked herbaceous borders with flowering trees and shrubs. Useful store shed and greenhouse. The property is approached via a long tarmacadum driveway with turning area and further parking space.

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.



Viewing Arrangements

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