

HUNTERS®

HERE TO GET *you* THERE



21 Barley Close

Cam, GL11 5FG

Asking Price £425,000



Council Tax: E



21 Barley Close

Cam, GL11 5FG

Asking Price £425,000



Beautifully presented throughout, this detached family home is found in a desirable neighbour-hood in the village of Cam, Dursley. On entering the property you are met by a spacious hallway which gives access to the downstairs cloakroom, study with window overlooking the front, sitting room again overlooking the front of the property and great fitted kitchen/breakfast room/family room with bi-fold doors leading to the rear garden. The first floor has a landing area which leads to the main bedroom with en-suite shower room, three further bedrooms and contemporary bathroom. Outside the property has driveway parking to the side which leads to the detached garage. The rear garden is laid to lawn with raised borders and gate giving access to the driveway.

- **Extremely Well Presented Detached Family Home**
- **Four Bedrooms, Main Having En-Suite Facilities**
 - **Entrance Hallway with Cloakroom**
 - **Sitting Room and Study**
 - **Great Kitchen/Breakfast Room/Family Room**
 - **Family Bathroom**
 - **Enclosed Rear Garden**
- **Front Garden with Driveway Parking and Garage**

Ground Floor Accommodation

Entrance Hallway

Via door with glazed side panel, stairs to first floor with under-stairs cupboard, radiator, Karndean flooring, doors to;

Sitting Room

14'7 x 10' (4.45m x 3.05m)

Window overlooking the front aspect, radiator.

Study

7'8 x 6' (2.34m x 1.83m)

Window over looking the front aspect, radiator, Karndean flooring.

Cloakroom

Window to side aspect, wc, wash hand basin, Karndean flooring.

Kitchen/Breakfast Room/Family Room

23'7 x 11'6 (7.19m x 3.51m)

Bi-fold doors leading to the rear garden, window to rear aspect, range of contemporary wall and base units with work-surfaces and up-stands, two radiators, integral oven with grill, Karndean flooring, washing machine and dish-washer by negotiation, one and a half bowl sink unit with mixer tap, ceiling spot-lights, integral fridge/freezer.

First Floor Accommodation

Landing Area

Access to loft space, airing cupboard, doors to;

Bathroom

Window to side aspect, wc, pedestal wash hand basin, bath, part tiled walls, tiled flooring, chrome heated towel rail, extractor fan.

Bedroom

9'8 x 9'3 (2.95m x 2.82m)

Window to rear aspect, radiator.

Bedroom

11'9 x 7'9 (3.58m x 2.36m)

Window to front aspect, radiator.

Bedroom

11'6 x 7'9 (3.51m x 2.36m)

Window to rear aspect, laminate flooring, radiator.

Bedroom

15'3 x 10' (4.65m x 3.05m)

Window to front aspect, radiator, fitted wardrobes, laminate flooring, door to;

En-Suite

Good size shower cubicle with rainfall and hand-held shower head, tiled flooring, wc, chrome heated towel rail, pedestal wash hand basin, shaver point.

Outside

Front Garden

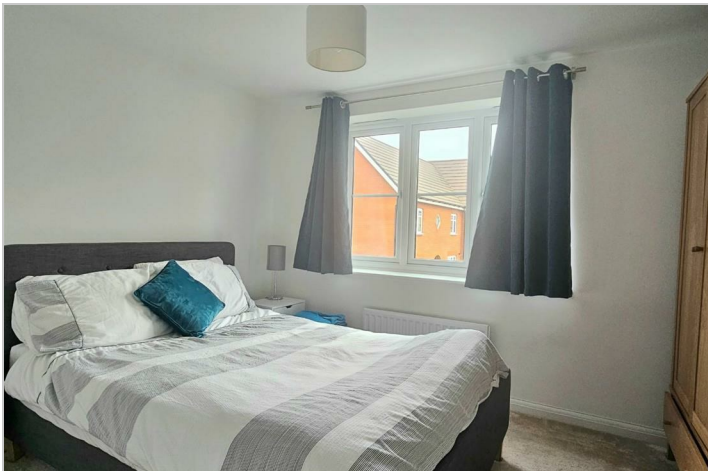
With driveway parking leading to the garage, path to front door with feature planted hedging.

Rear Garden

Patio area, lawned area, gate to driveway and garage, various plants and shrubs.

Garage

Metal up and over door, power and light.



Road Map



Hybrid Map



Terrain Map



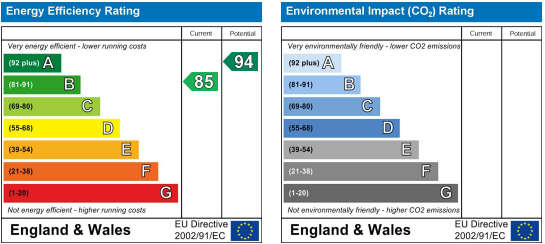
Floor Plan



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.