

# HUNTERS®

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4 Beyon Close  
Cam, Dursley, GL11 5JL

£335,000



Council Tax: D



# 4 Beyon Close

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## Entrance Hall

11'6" x 6'3" (3.51m x 1.93m)

Front door with glazed frosted window and side panel leading into entrance offering versatile space with radiator and space for appliances, leading into the:

## Kitchen

12'0" x 8'7" (3.66m x 2.62m)

Fitted with a range of eye and base level units having worktops over, fitted oven and space for fridge/freezer. Four ring gas hob with extractor over, Ideal gas fired boiler, plumbing for dishwasher, plumbing for washing machine, sink unit with mixer tap, breakfast bar. UPVC framed double glazed window to front, previous front entrance porch providing storage area and window.

## Lounge/Diner

Lounge area 12'10 x 12'09 with double glazed windows to rear, French doors leading to the rear garden, radiator and stairs to first floor landing. Opening onto dining area 12'08 x 6'06 with double glazed window to the rear, wall lights and radiator.

## First Floor Landing

With loft access.

## Bedroom One

12'10" x 8'08" (3.91m x 2.64m)

With two UPVC framed windows to the front and radiator.

## En-Suite

Suite comprising fully tiled shower cubicle, low flush WC and wash hand basin. Inset spotlights, frosted UPVC framed window and heated towel rail.

## Bedroom Two

12'9" x 9'4" (3.91m x 2.87m)

With two UPVC framed windows to the rear with view to Cam Peak, radiator and fitted cupboard.

## Bedroom Three

9'4" x 6'5" (2.87m x 1.96m)

With UPVC framed window to rear having views to Cam Peak and radiator.

## Bathroom

6'5" x 7'6" (1.96m x 2.29m)

White suite comprising panelled bath with shower over, wash hand basin and low flush WC. Part tiled walls, frosted UPVC framed window to side, inset spotlights, heated towel rail and loft access.

## Outside

Driveway to the front providing off road parking with outside light and power. To the rear the garden is enclosed with panelled fencing, lawn, decking area, views towards Cam Peak, sheds, rear access gate and outside power supply.

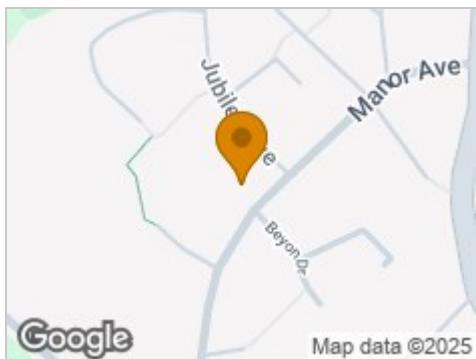
Situated in a cul de sac location and within close proximity of travel links, this extended link detached house offers ready to move into accommodation with low maintenance enclosed garden with views to Cam Peak. On arrival ample off road parking to the front with front door leading into entrance hall with kitchen and lounge/dining room to the rear. Stairs lead from the lounge to the first floor with three bedrooms, ensuite to bedroom one and separate bathroom. To the rear an enclosed garden with lawn, patio and views.

Beyon Close is conveniently located for access into Cam Village with a range of amenities, Tescos Supermarket and primary schools. For dog walkers there are plenty of local walks around and fields nearby to explore. Dursley Town Centre is only a few minutes drive with a full range of shopping, schooling and recreational facilities. For commuting, the A38 and M5 motorway provide excellent links to the larger centres of Bristol, Gloucester and Cheltenham and there is a mainline train station at Box Road, Cam; serving Bristol and London (Paddington) via Gloucester.

- Extended Link Detached House
  - Kitchen
- Ensuite & Separate Bathroom
- Enclosed Garden with Views to Cam Peak
- Three Bedrooms
- Lounge/Dining Room
- Gas Central Heating
- Off Road Parking to Front



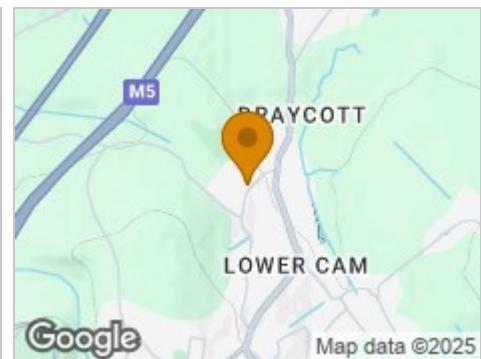
## Road Map



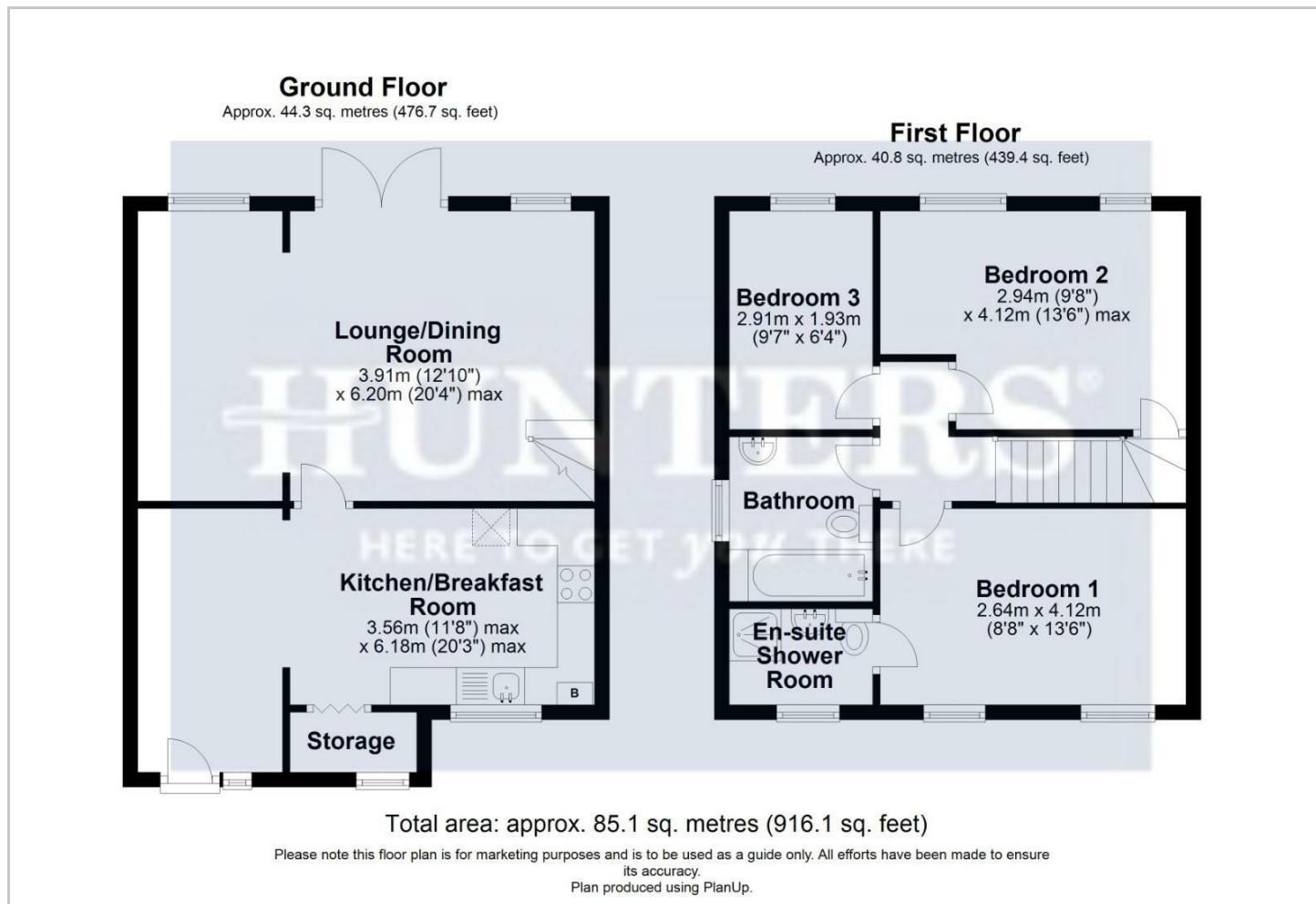
## Hybrid Map



## Terrain Map



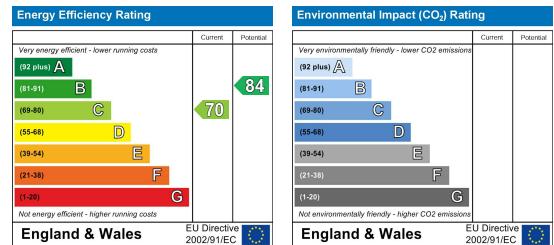
## Floor Plan



## 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.