

# HUNTERS®

HERE TO GET *you* THERE



6 Ricardo Drive

Cam, Dursley, GL11 5BD

Guide Price £375,000



Council Tax: D





# 6 Ricardo Drive

Cam, Dursley, GL11 5BD

Guide Price £375,000



Overlooking open countryside, this well presented three bedroomed detached home was built by Bloor Homes to an eco design with high insulation values, gas fired central heating, double glazing and solar panels. The accommodation is particularly well presented with a 17' well equipped kitchen/dining room and adjoining utility room, cloakroom and spacious lounge with French doors leading out onto the South-West facing rear gardens. On there first floor there are three bedrooms, bathroom and en-suite shower room to the principal bedroom. Outside there are open views to the front and good-sized rear gardens providing a real feeling of space. There is a garage, plus parking space to the rear and the property has fine views towards the wooded slopes of Stinchcombe Hill.

Littlecombe is well positioned for access into the town centre of Dursley with its full range of day to day shopping, schooling, recreational facilities and leisure/sports centre/swimming pool. There is a Sainsbury's supermarket within the town and Tesco supermarket at the nearby Cam Village. There is a main line train station at Box Road, Cam; serving Bristol and London (Paddington) via Gloucester. For those commuting to the larger centres of Bristol, Gloucester and Cheltenham the A38 and M5 motorway provide easy commuting routes.

- **Detached Eco Home**
- **Kitchen/Dining Room**
- **Three Bedrooms**
- **Garden, Single Garage & Parking Space**

- **Spacious Lounge**
- **Utility Room**
- **Family Bathroom & En-Suite**
- **Open Fields To Front**

## Entrance Hall

Panelled security entrance door to entrance hall with panelled radiator and staircase leading to the first galleried floor landing.

## Cloakroom

Having low level WC, pedestal wash hand basin, useful under stairs storage space, panelled radiator and automatic air extractor fan.

## Lounge

With double glazed windows to front overlooking open fields with views towards Cam Peak. There are matching double glazed French doors leading to the

rear gardens which enjoy a South-Westerly aspect taking full advantage of the afternoon and evening sun.

## Kitchen/Dining Room

**KITCHEN AREA:** Fitted with an excellent range of fitted units incorporating base units with worktop surfaces having drawers and cupboards under. Matching wall storage cupboards, built-in electric oven and gas hob unit with extractor hood, integrated dishwasher and stainless steel sink unit with mixer tap.

**DINING AREA:** With panelled radiator, double glazed window to front overlooking open space and double doors leading to the entrance hallway which open up creating a real feeling of space, ideal for entertaining.

### Utility Room

With stainless steel sink unit, fitted base units, panelled radiator and wall mounted Potterton gas fired boiler supplying central heating and domestic hot water circulation. Door to rear garden.

### First Floor Galleried Landing

With double glazed window to rear and panelled radiator.

### Bedroom One

With double glazed window to rear with views towards the wooded slopes of Stinchcombe Hill. Fitted with a range of wardrobe units with mirrored doors. Panelled radiator and door to luxury en-suite shower room.

### En-Suite Shower Room

Suite comprising walk-in shower cubicle with fitted Mira electric shower unit, pedestal wash hand basin and low level WC. Panelled radiator and double glazed frosted window to front.

### Bedroom Two

With double glazed window to the front and panelled radiator.

### Bedroom Three

With double glazed window to rear and panelled radiator.

### Family Bathroom

Suite comprising panelled bath having fitted shower over with glazed shower screen. Pedestal wash hand basin and low level WC. Automatic air extractor fan, panelled radiator and part ceramic tiled walls.

### Outside

The rear gardens have a sunny South-Westerly aspect taking full advantage of the afternoon and evening sun. There are lawns, paved patio ideal for 'al fresco' entertaining and rear access gate leading to garage, plus parking space.

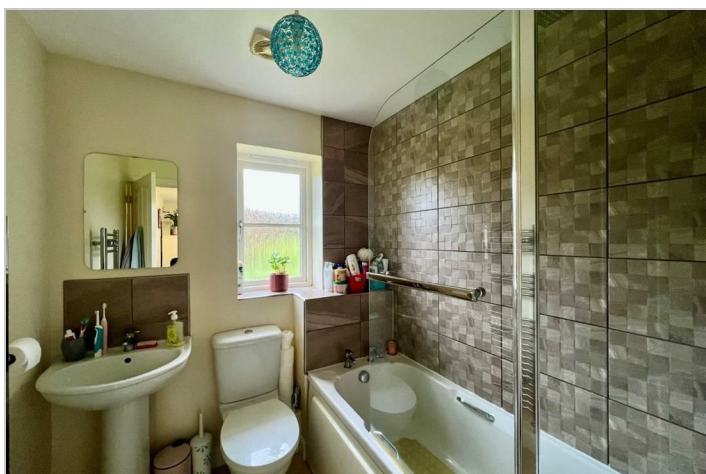
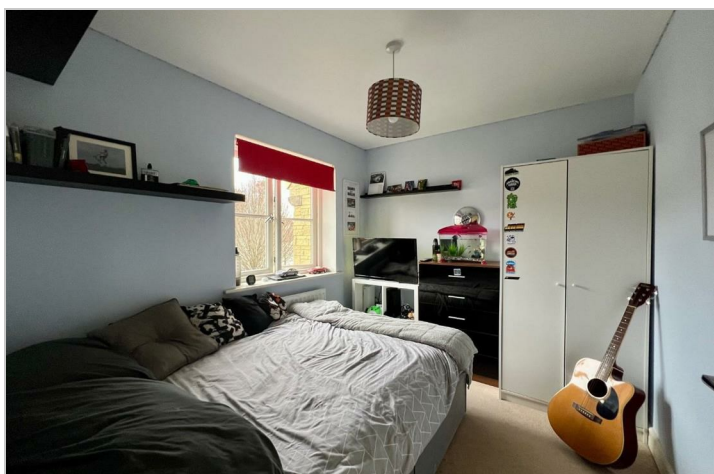
### Single Garage

Having up and over door.

### Agents Note

The property has a 4kw solar PV system.

There is an estate management charge, please enquire with agent for further details.





Road Map



Hybrid Map



Terrain Map



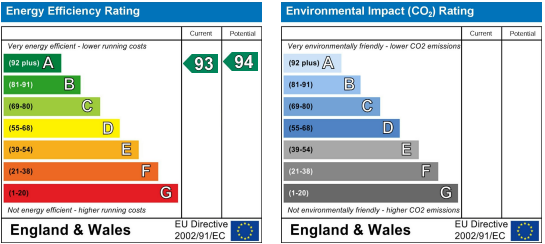
Floor Plan



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.