

# HUNTERS®

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## 6 Draycott Crescent

Cam, Dursley, GL11 5LN

Guide Price £295,000



Council Tax: B



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Nestled away at the end of Draycott Crescent, Cam, this delightful semi-detached house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, with French doors leading to the rear garden.

The modern kitchen is a standout feature, equipped with contemporary fittings and space for a dining table with built in storage. The front porch adds a touch of character and provides a practical entrance to the home.

One of the highlights of this property is the large garden, which boasts views of the open countryside. This outdoor space is perfect for children to play, gardening enthusiasts, or simply enjoying the tranquillity of nature.

The driveway offers convenient off-road parking, ensuring that you have easy access to your vehicle.

Located in a peaceful neighbourhood, this home is within reach of local amenities and schools, making it an excellent choice for families. With its combination of modern features and picturesque surroundings, this semi-detached house on Draycott Crescent is a wonderful opportunity for anyone looking to settle in a serene yet accessible location. Don't miss the chance to make this lovely property your new home.

- Large Garden
- Off Street Parking
- Separate Lounge
- Outside Shed
- Side Access
- Modern Kitchen & Bathroom
- Semi-Detached
- Front Porch
- Moments From Cam High Street
- Walking Distance to Cam and Dursley Station

## Entrance Porch

## Entrance Hall

With staircase leading to the first floor landing.

## Kitchen/Dining Room

Fitted with a range of wall and base units having work surfaces over, stainless steel sink unit with mixer tap and part tiled walls. Integrated appliances to include fridge/freezer, electric oven with hob over and extractor. Plumbing for washing machine, part tiled walls, spotlights and window.

## Lounge

With patio doors leading to the rear garden, window to front, ceiling light, electric fire and radiator.

## First Floor Landing

From the entrance hall runs a staircase leading to the first floor landing with window.

## Bedroom One

With window, ceiling light and radiator.

## Bedroom Two

With window, ceiling light and radiator.

## Bedroom Three

With window, ceiling light and radiator.

## Bathroom

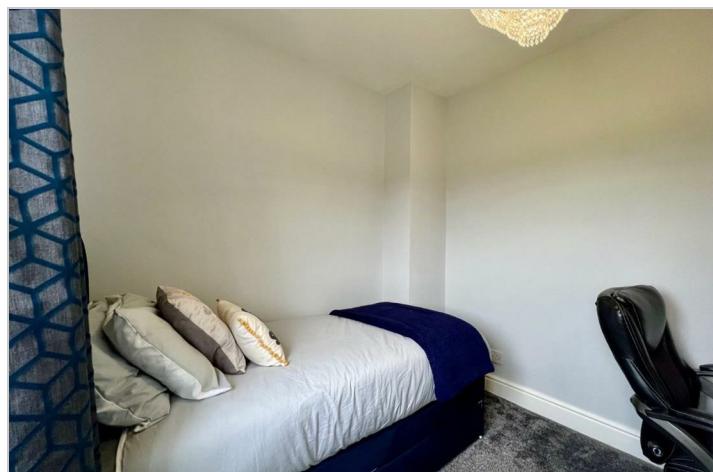
White bathroom suite comprising WC, wash hand basin set in vanity unit with mixer tap and bath with shower over, shower screen and part tiled walls. Frosted window, tiled flooring and spotlights.

## Outside

The rear garden is mainly laid to lawn and enclosed with fenced boundaries. There is an area of AstroTurf, gravelled area and gravelled path leading to the lawn.

## Outhouse

With power and light.



## Road Map



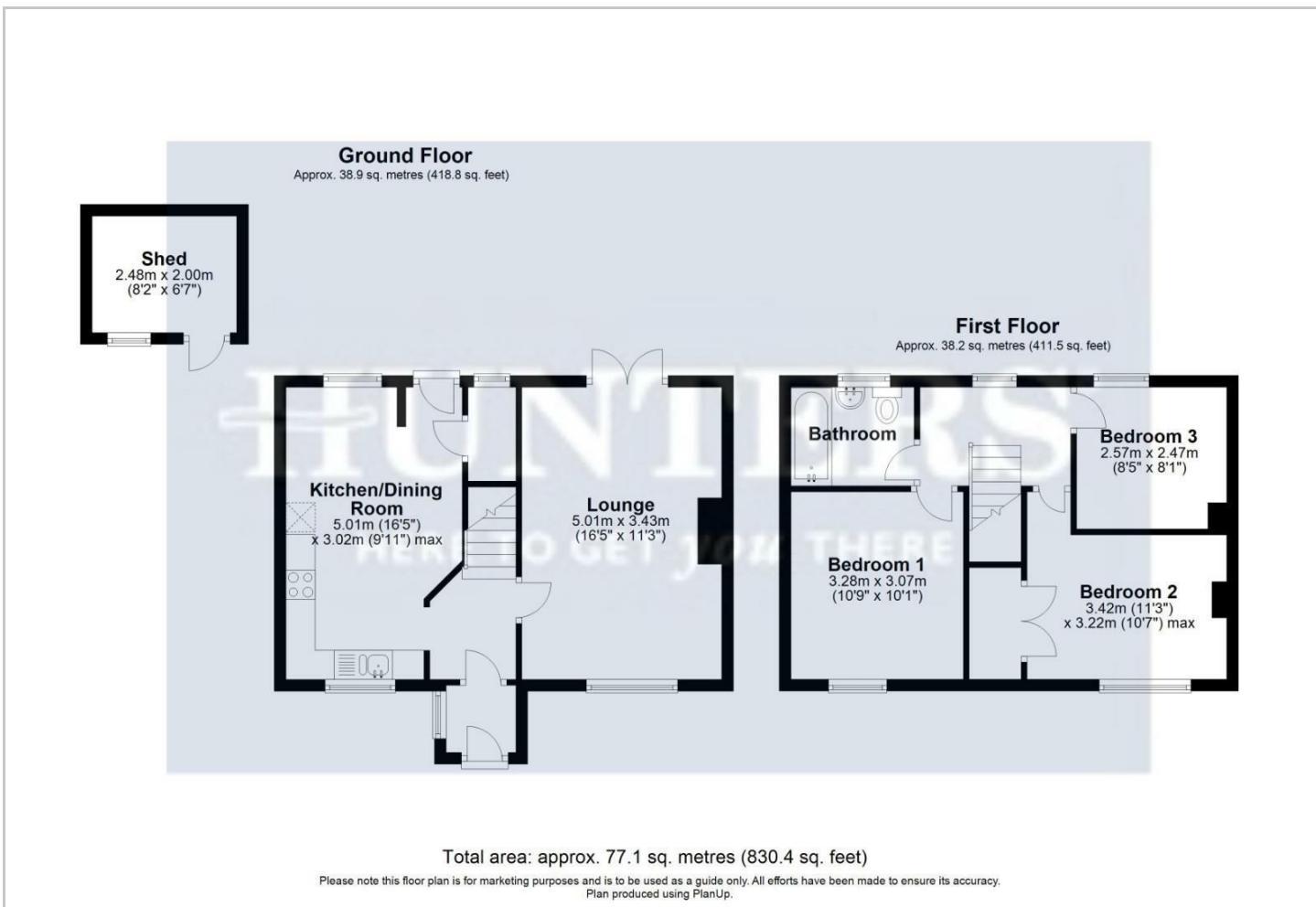
## Hybrid Map



## Terrain Map



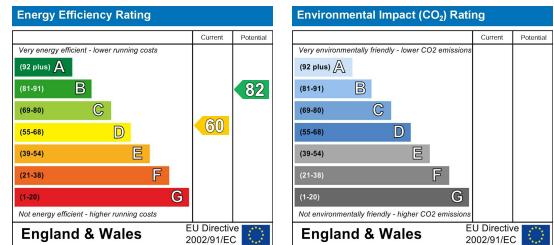
## Floor Plan



## 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.