

14 Withy Way, Dursley GL11 5UP

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14 Withy Way, Dursley GL11 5UP
Asking Price £465,000

Situated in a tucked-away position within the popular Bovis development in Cam, this extended four-bedroom detached home offers generous and flexible accommodation, well suited to family living. The property has been extended to create an impressive open-plan living space, while also retaining a separate lounge, utility room and practical storage.

On entering the property, the hallway features stylish wood panelling which adds character and creates a welcoming first impression. To the front is a separate family lounge, providing a comfortable space away from the main open-plan area.

The heart of the home is the extended kitchen and dining space to the rear. Offering plenty of room for both dining and everyday family life, bi-folding doors open directly onto the garden and provide a good connection between the indoor and outdoor spaces. A separate utility room offers additional storage and workspace, along with direct access to the garden. There is also a convenient downstairs WC.

The current sellers have upgraded the windows and external doors during their ownership.

Upstairs, the accommodation comprises four bedrooms. The principal bedroom benefits from its own en-suite shower room, while a family bathroom serves the remaining bedrooms. There is also a boarded loft with ladder access, providing useful additional storage.

Outside, the garden sits in a generous corner plot which consists of a decking area, an ample size lawn and a patio area for outside seating. The garden enjoys a particularly private aspect, making it a pleasant space for relaxing and entertaining.

To the front, the property benefits from off-street parking and a single garage, providing further parking and storage.











Withy Way is situated within a popular residential development in Cam, offering convenient access to a wide range of local amenities. Cam village provides everyday facilities including shops, supermarkets, cafés, schools and leisure facilities, while the nearby market town of Dursley offers a broader selection of independent shops, restaurants and services.

The property is well placed for commuters, with Cam & Dursley railway station providing regular services towards Bristol, Gloucester and Cheltenham, with connections further afield. The A38 and M5 motorway are also readily accessible, making the location convenient for travel throughout Gloucestershire and towards Bristol.

The surrounding area benefits from attractive countryside and a number of walking routes, with the Cotswold countryside close at hand. A good choice of primary and secondary schooling can also be found within Cam and Dursley, making the area particularly popular with families.

Anti-Money Laundering (AML) Compliance

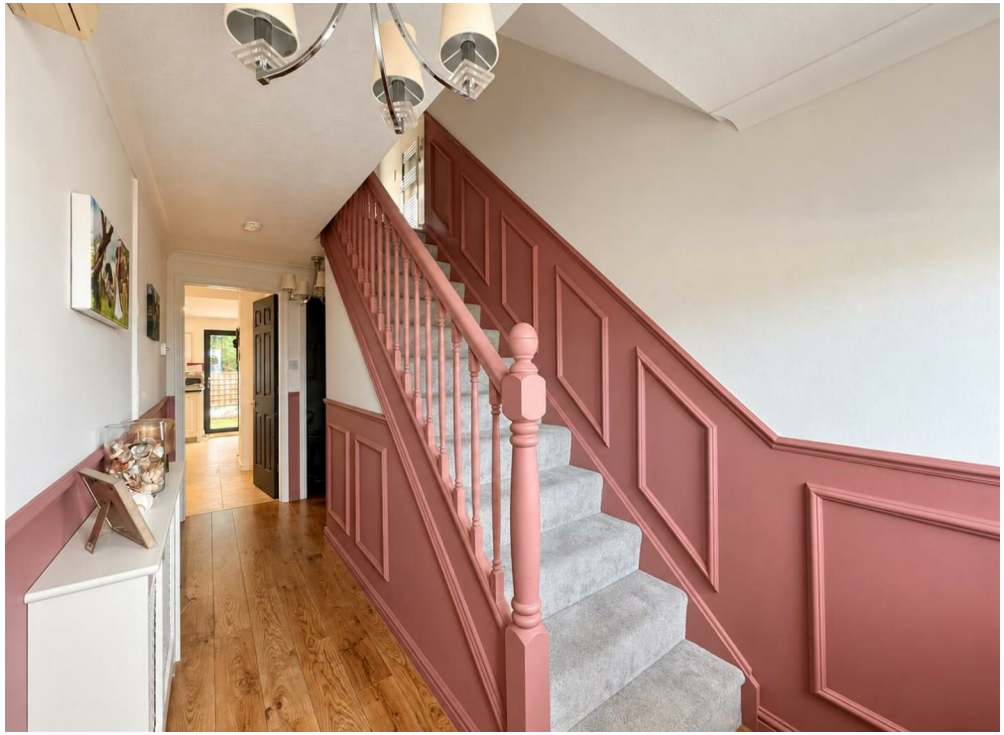
Estate agents operating in the UK are legally required to carry out Anti-Money Laundering (AML) checks in line with regulations set by HM Revenue and Customs (HMRC). At Hunters Dursley, we use Moverly to facilitate these checks as part of our commitment to compliance and transparency. It is mandatory for both buyers and sellers to complete AML verification before a property transaction can proceed. A fee will be charged for each individual AML check carried out.

- Extended four-bedroom detached family home
- Tucked-away position within a popular Bovis development
- Generous open-plan kitchen and dining area
- Bi-folding doors opening directly onto the garden
- Separate family lounge positioned to the front
- Useful utility room with garden access and downstairs WC
- Principal bedroom with en-suite shower room
- Three further bedrooms and family bathroom
- Private side garden with lawn and seating areas
- Single garage, off-street parking and boarded loft storage









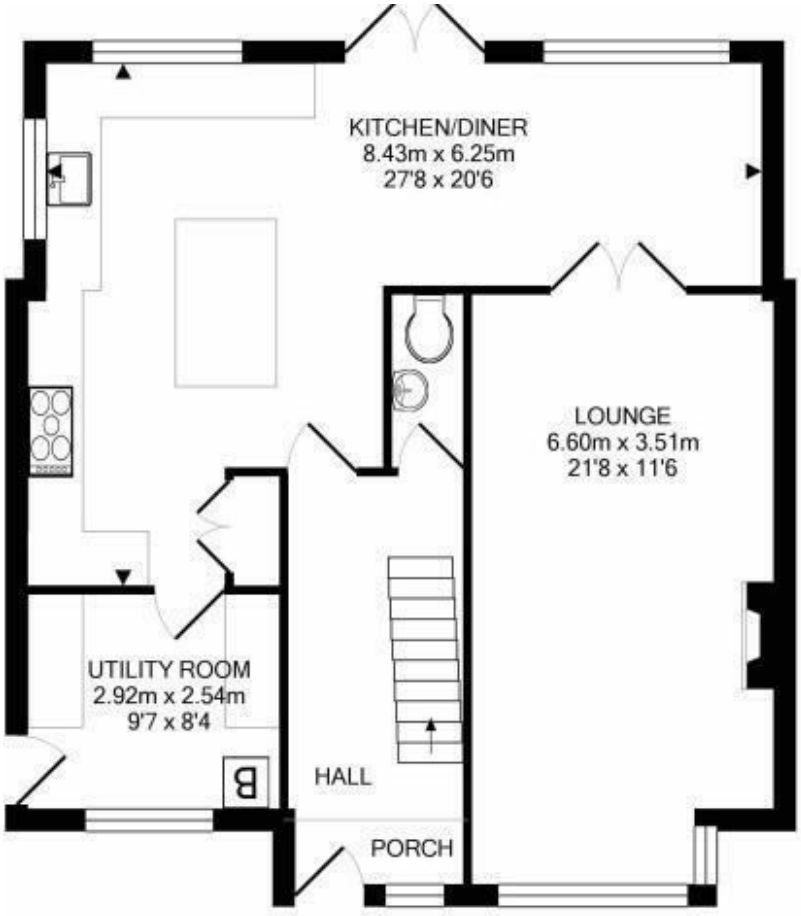




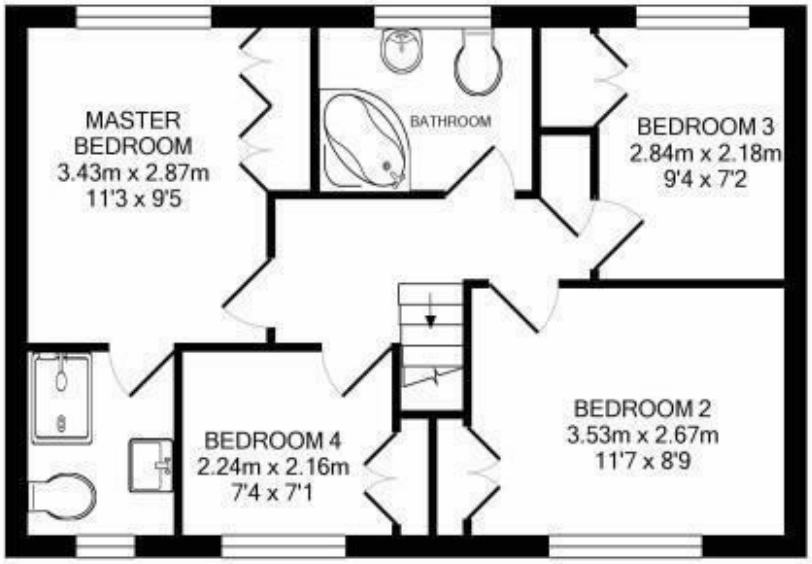




These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.



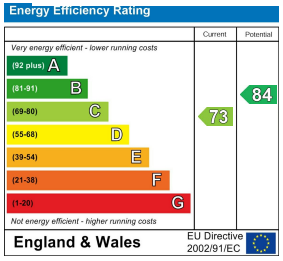
GROUND FLOOR
APPROX. FLOOR
AREA 74.4 SQ.M.
(801 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 50.0 SQ.M.
(538 SQ.FT.)

TOTAL APPROX. FLOOR AREA 124.4 SQ.M. (1339 SQ.FT.)

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Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Dursley - 01453 542 395 https://www.hunters.com

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