HUNTERS®

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# 13 Whatling Way

Cam, Gloucestershire, GL11 5FT

£410,000

3 2 1 B

Council Tax: E





# 13 Whatling Way

## Cam, Gloucestershire, GL11 5FT

## £410,000





Beautifully presented throughout, this detached family home has been tastefully upgraded by the current vendors to create a stylish and comfortable living space. Currently arranged as a three-double-bedroom property, the home was previously configured as four bedrooms and could easily be converted back, offering flexibility to suit a variety of needs.

Upon entering, you are welcomed by a spacious entrance hallway featuring luxury vinyl flooring, with stairs rising to the first floor. The hallway also provides access to a convenient downstairs cloakroom and a useful under-stairs utility area, with space for a washing machine and ventilation for a tumble dryer.

The lounge looks over the front of the property and features a range of fitted cabinets. An opening leads through to the contemporary kitchen/breakfast room, which is fitted with a range of modern wall and base units, an integrated dishwasher, a five-ring gas hob and a high-level oven. French doors open directly onto the landscaped rear garden, creating an ideal space for indoor-outdoor living.

Upstairs, the landing leads to a generous principal bedroom with an en-suite shower room. This spacious room was previously divided into bedrooms one and four, allowing for straightforward reinstatement of the original four-bedroom layout if desired. Two further double bedrooms and a family bathroom complete the first-floor accommodation.

Externally, the property benefits from an open-plan front garden and a driveway providing off-road parking with EV charge point and access to the garage.

A particular highlight is the beautifully landscaped rear garden, thoughtfully designed by the current vendors. The garden features a porcelain-tiled patio, lawned areas and raised flower beds containing established plants and shrubs. A further decked area provides an ideal setting for barbecues and outdoor entertaining, surrounded by additional planting for added interest and privacy.

This attractive home combines contemporary styling, generous accommodation and a beautifully landscaped garden, making it an ideal choice for family living.

Please Note; There is an estate charge of approximately £268 pa for this property.

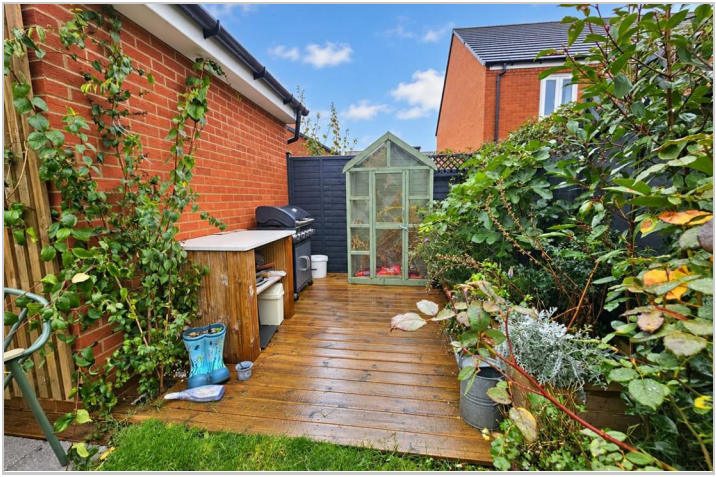
- Beautifully Presented Detached Family Home
- Entrance Hallway and Cloakroom
- Lounge opening into the Fitted Kitchen/Breakfast Room
- Three Double Bedrooms, Previously Four
- Principle Bedroom with En-Suite
- Family Bathroom
- Driveway Parking for Two Cars with Garage
- Landscaped Rear Garden

Tel: 01453 542 395











## Road Map



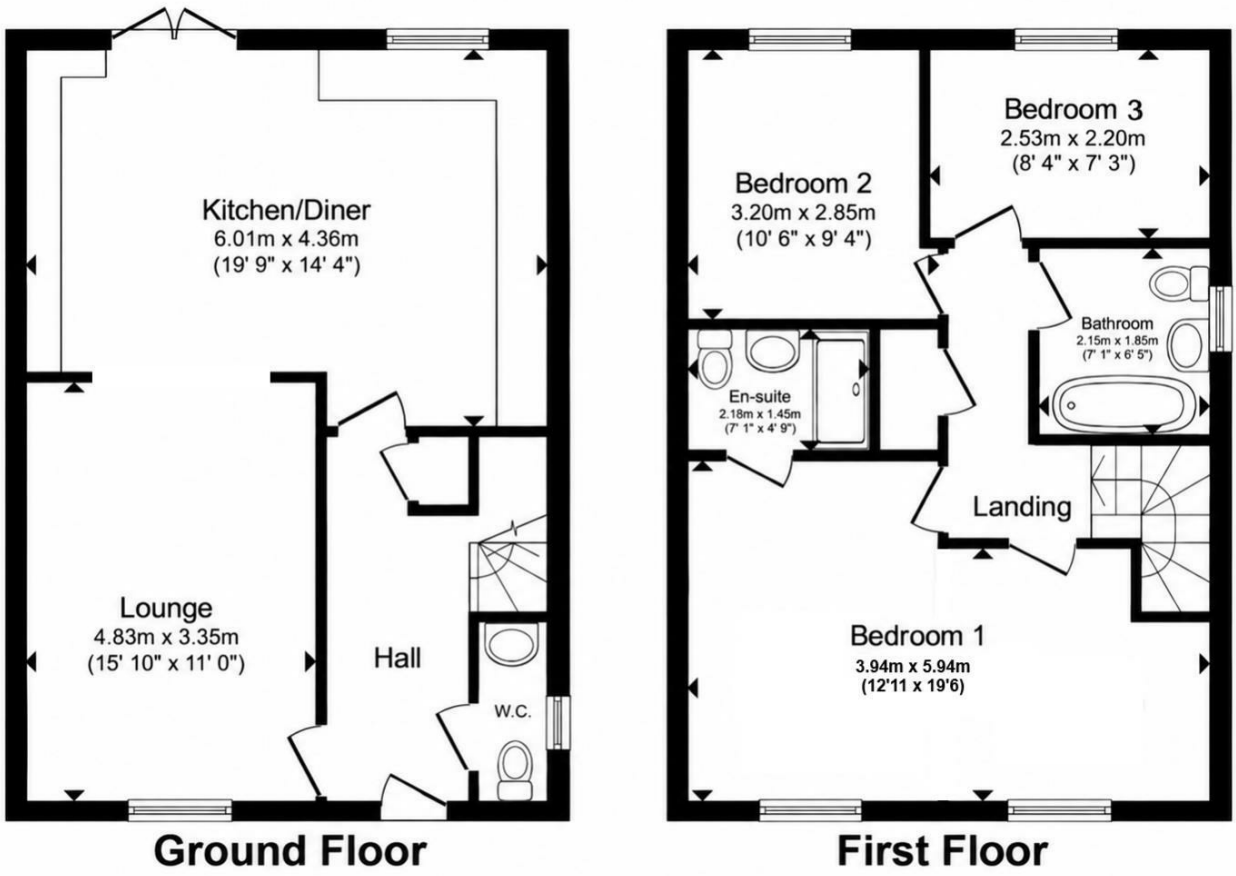

## Hybrid Map




## Terrain Map




## Floor Plan

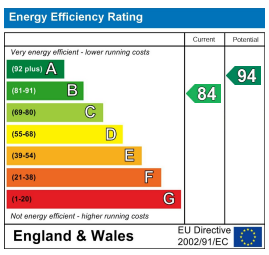


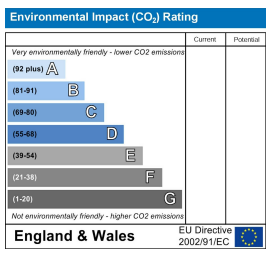

Viewing
Please contact our Hunters Dursley Office
on 01453 542 395 if you wish to arrange a viewing appointment for this property or require further information.

### 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

## 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.

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