



Individual Architect Designed  
4 Bedroom Detached Home  
Manor Avenue, Cam, Dursley, GL11

Guide Price £425,000  
[www.griffithnobes.co.uk](http://www.griffithnobes.co.uk)





INDIVIDUAL ARCHITECT DESIGNED | FOUR BEDROOMS | EN-SUITE TO MASTER BEDROOM | CLOAKROOM  
TRADITIONAL BUILD DETACHED HOME | SPACIOUS KITCHEN DINER WITH GARDEN ACCESS | GARDENS TO BOTH SIDES  
EPC RATING: C | GAS CENTRAL HEATING | DOUBLE GLAZING | GARAGE & DRIVEWAY PARKING | VIEWS OF CAM PEAK

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## Manor Avenue, Cam, Dursley, GL11

This beautifully presented detached family home is situated just off Manor Avenue in the village of Cam, Dursley. It was an addition to the estate in the early 2000s and is of individual architect design, which is evident throughout.

The well positioned windows provide beautiful views of Cam Peak and the surrounding countryside from the first floor. This traditionally built four bed detached home will undoubtedly appeal to families looking for a great space in a convenient location.

The welcoming and spacious hallway makes a great first impression. The lounge features patio doors that lead to one of the gardens to the side of the property, providing a great outlook as well as natural light. Further benefits include a downstairs cloakroom and a kitchen diner with plenty of room for a table and chairs, as well as a garden outlook and a practical utility area.

Upstairs most certainly does not disappoint, with four well-proportioned bedrooms with master en-suite. The property is further complimented by a family bathroom, gas central heating and double glazing.

The gardens to both sides are full of features that add depth and interest to the outside space; as well providing a lovely outlook from the house. A larger than average single garage provides plenty of room for storage as well as parking a car; and there's also enclosed driveway parking for further convenience.

Viewing is highly recommended to appreciate everything this beautiful modern home has to offer.

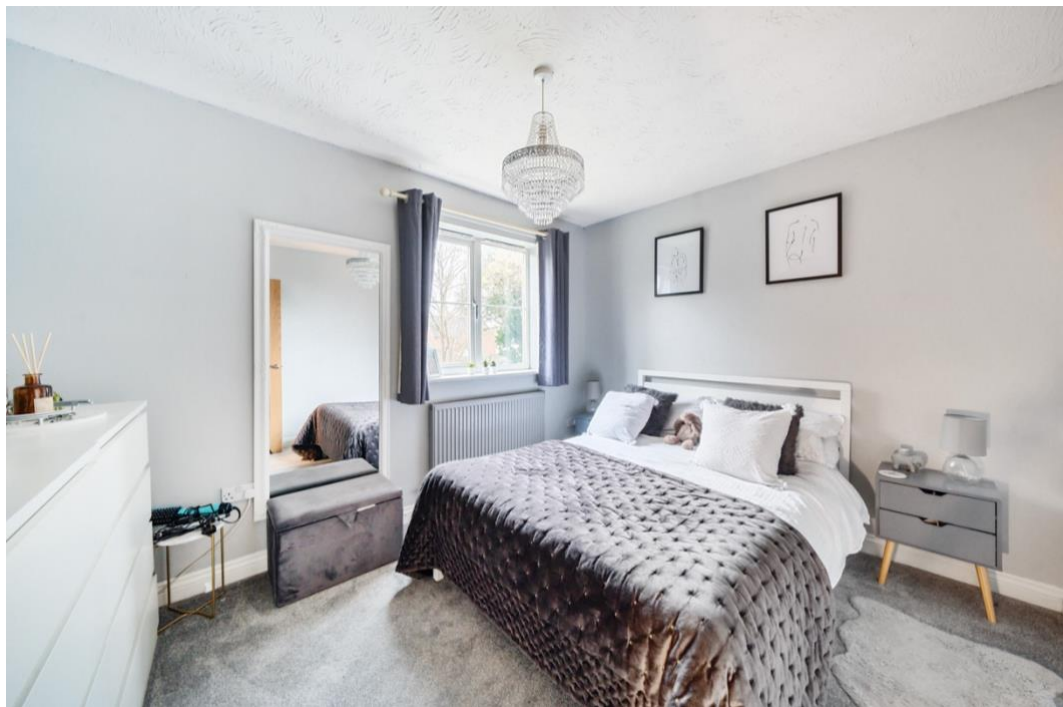
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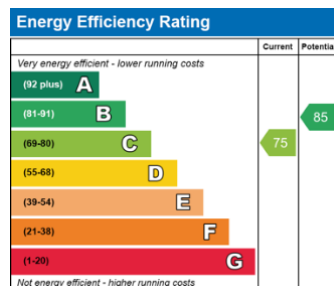


# USEFUL INFORMATION

**Local authority:** Stroud District Council

**Council Tax Band:** D (£2,238.51)

**EPC Rating:** C



## UTILITIES

**Electricity:** Mains Supply

**Gas:** Mains Supply

**Water:** Mains Supply

**Sewerage:** Mains Supply

## BROADBAND & TELEPHONE

**Broadband: (Highest available speeds – Download / Upload)**

Standard: 6Mbps / 0.7Mbps

Superfast: 80Mbps / 20Mbps

Ultrafast: 1000Mbps / 1000Mbps

**Mobile Telephone:**

EE\*, Three\*, O2\*, Vodafone\*

\*some limited indoor coverage

For more information, visit <https://checker.ofcom.org.uk>

## VIEWINGS

**Viewings are available by appointment only.**

For further details, please contact us:

Telephone: 01453799938 WhatsApp: 01453799938

E-Mail: [hello@griffithnobes.co.uk](mailto:hello@griffithnobes.co.uk)

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ZOOPLA

PrimeLocation.com

PRSPROPERTY REDRESS  
Scheme

UK  
ALA  
THE UK ASSOCIATION  
OF LETTING AGENTS  
CMP CERTIFIED  
UKALA TOTAL LOSS CMP

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We work with a number of companies that provide services that may be of interest to you, and where you take up a referral, we may earn an average fee of £100.00.

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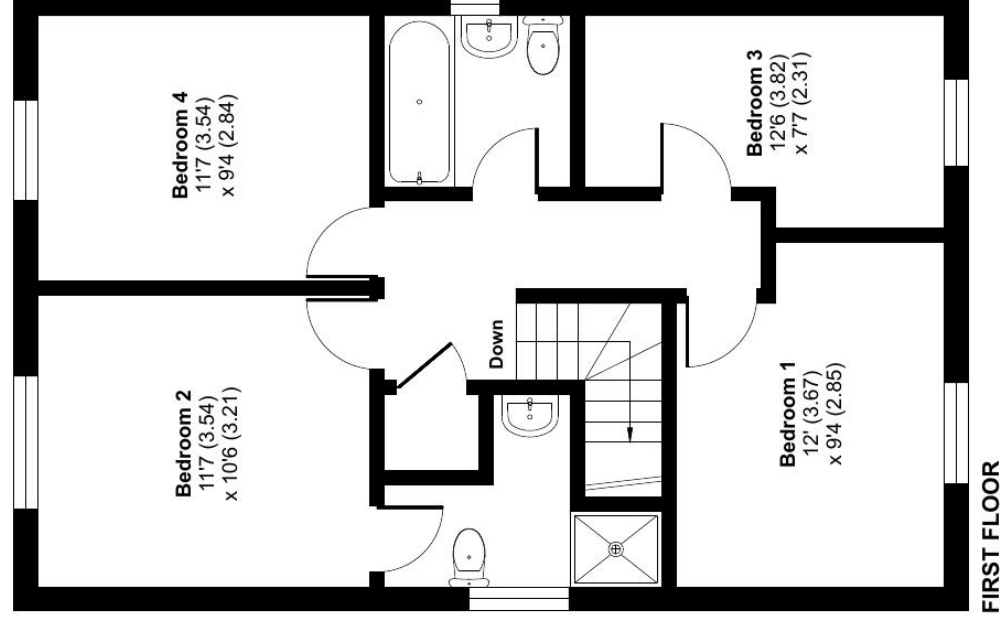
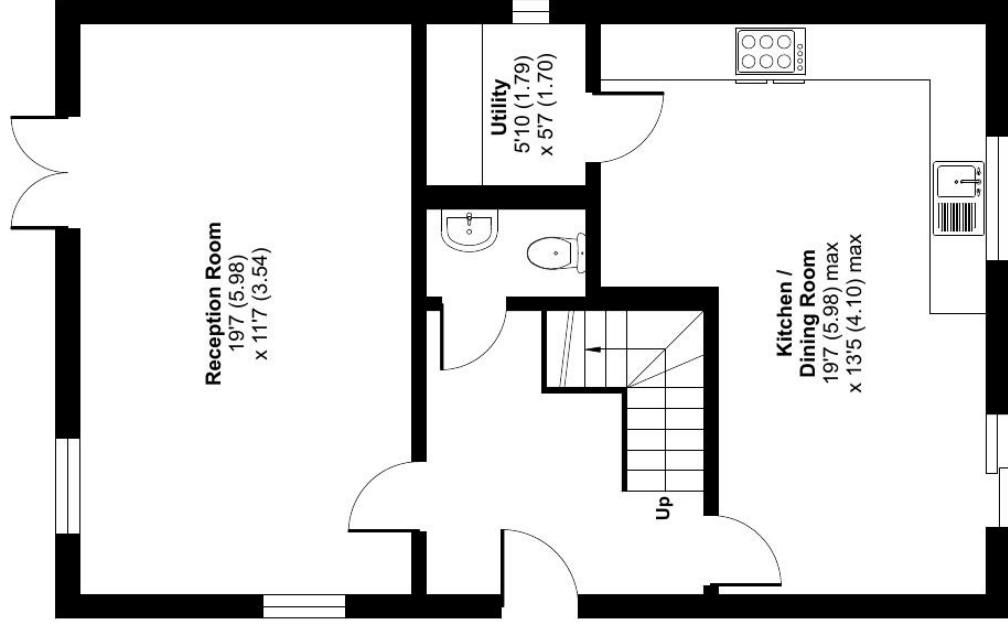
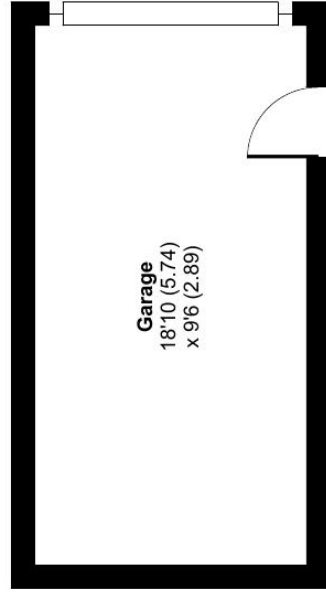
# Manor Avenue, Cam, Dursley, GL11

Approximate Area = 1264 sq ft / 117.4 sq m

Garage = 179 sq ft / 16.6 sq m

Total = 1443 sq ft / 134 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential).  
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