



Beautifully Presented Throughout  
4 Bedroom Detached Home  
Barley Close, Cam, Dursley, GL11

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





DETACHED FAMILY HOME | BEAUTIFULLY PRESENTED THROUGHOUT | GARAGE & TANDEM PARKING

FOUR BEDROOMS | EN-SUITE MASTER BEDROOM | IMPRESSIVE KITCHEN AND DINING ROOM | GAS CENTRAL HEATING

EPC RATING: B | DOUBLE GLAZING | ENCLOSED REAR GARDEN | REMAINING NEW HOME WARRANTY

01453 799938

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## Barley Close, Cam, Dursley, GL11

Nestled in the heart of a much desired and convenient development on the outskirts of the villages of Coaley and Cam, this four bedroom, detached, modern gem is thoughtfully designed throughout.

This spacious home is designed to provide comfort and convenience as well as having a sleek, and aesthetically pleasing finish.

The property benefits from exceptional presentation throughout, with a welcoming entrance hallway which leads to the good-sized family lounge, downstairs cloakroom, study and kitchen/diner.

The kitchen/diner is sure to impress, with Karndean flooring for durability and convenience, Bi-fold doors that look out onto rear garden, as well as a window to the rear aspect, providing plenty of natural light.

Upstairs boasts four well-appointed bedrooms, the master with en-suite. The carefully considered design ensures that the accommodation flows effortlessly throughout.

Location is everything, and this home delivers with its proximity to the Cam and Dursley Railway station, making commutes to Bristol, Gloucester, and Cheltenham incredibly convenient. It offers the best of both worlds, with picturesque countryside walks and beautiful views surrounding the villages of Cam and Coaley.

Practicality is not overlooked, with front and rear gardens, single garage with power and light as well as tandem parking for two cars ensuring your vehicles are well-accommodated for.

Additional benefits include EV Charging Point, mains gas central heating and double glazing.

This home is not just a place to live; it's a lifestyle choice for those seeking the perfect balance of accessibility, beauty, and comfort. Don't miss the opportunity to make this exceptional property your own.

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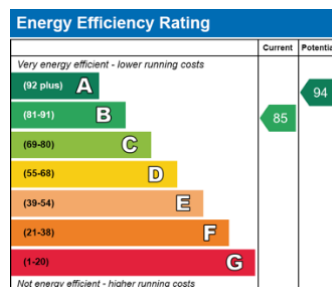


# USEFUL INFORMATION

**Local authority:** Stroud District Council

**Council Tax Band:** E (£2,863.53)

**EPC Rating:** B



**There is a nominal management fee of approximately £214.60 per annum.**

## BROADBAND & TELEPHONE

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

Standard: 16Mbps / 1Mbps

Ultrafast: 1800Mbps / 220Mbps

**Mobile Telephone:**

EE, Three, O2, Vodafone. (some limited indoor coverage)

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

## UTILITIES

**Electricity:** Mains Supply

**Gas:** Mains Supply

**Water:** Mains Supply

**Sewerage:** Mains Supply

## 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)



### IMPORTANT NOTE:

These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The Seller does not make or give, nor do Griffith Nobes Lettings and Management Ltd ("we") or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property which are NOT included unless specified in writing.

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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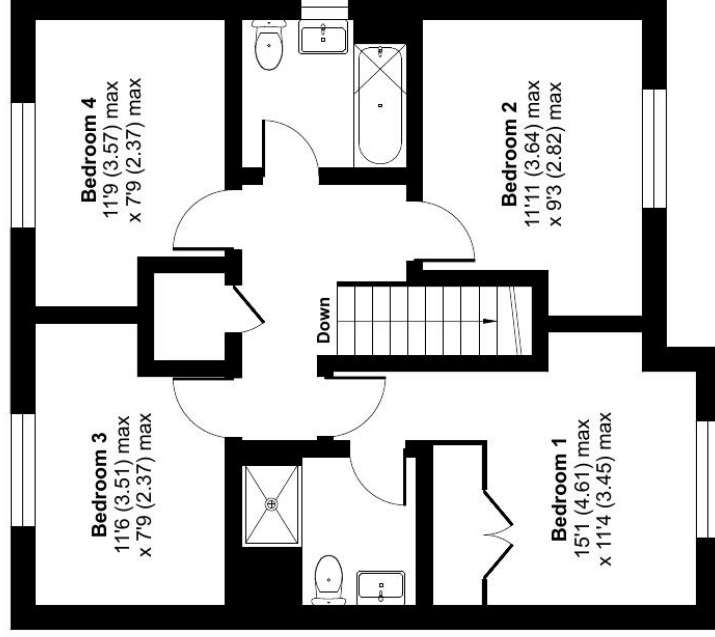
# Barley Close, Cam, Dursley, GL11

Approximate Area = 1226 sq ft / 113.8 sq m

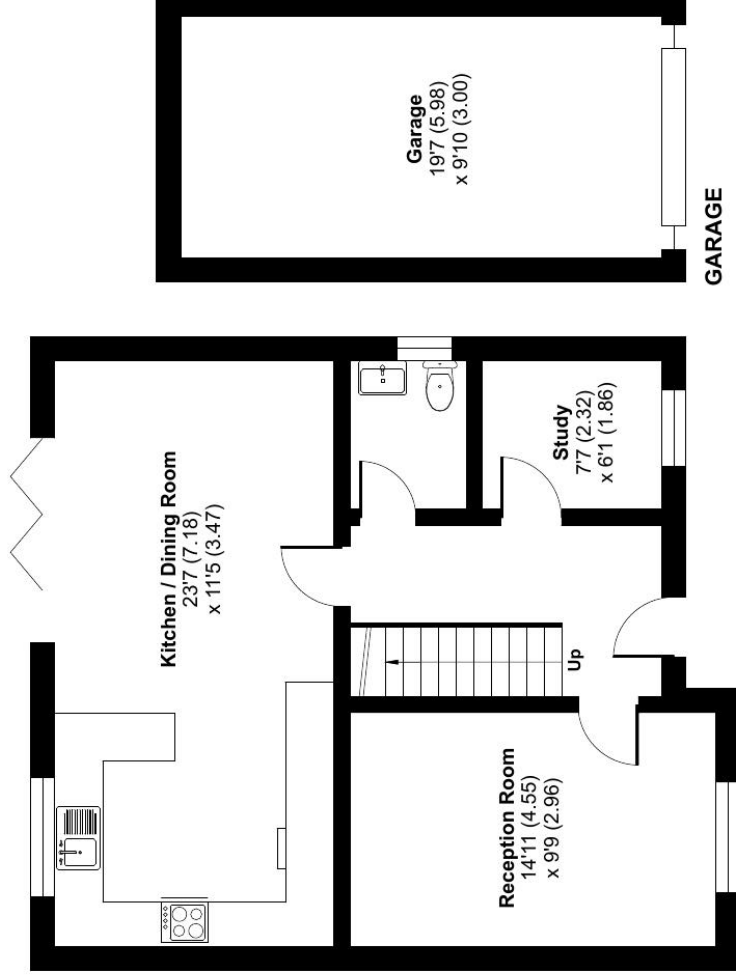
Garage = 193 sq ft / 17.9 sq m

Total = 1419 sq ft / 131.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR