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3 Orchard Close, Cam,  
GL11 5PU

Asking Price  
**£470,000**



MODERN IMMACULATELY PRESENTED FOUR BEDROOM DETACHED HOUSE  
SOUGHT AFTER LOCATION - CLOSE TO CAM VILLAGE CENTRE  
ENTRANCE HALL - CLOAKROOM/WC - LIVING ROOM - DINING ROOM/FAMILY ROOM -  
LARGE KITCHEN/BREAKFAST ROOM - UTILITY - CONSERVATORY - FOUR BEDROOMS -  
MASTER WITH EN-SUITE BATHROOM - FAMILY SHOWER ROOM/ THIRD WC - OFF ROAD  
PARKING FOR THREE CARS - GARAGE - ENCLOSED REAR GARDEN - MUST BE SEEN -  
ENERGY RATING: C

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# 3 Orchard Close, Cam, GL11 5PU

## SITUATION

This immaculately presented detached house is situated in this extremely popular location, within a few minutes walk of Cam village centre and within a stones throw of the Orchard Medical Centre. Cam village amenities include Tesco's supermarket, doctors and dentist surgeries, churches, public houses and a choice of three primary schools. Cam has a 'Park and Ride' railway station with regular services to Gloucester, Bristol and Cheltenham and onward connections to the national rail network. The adjoining town of Dursley has a wider range of shopping facilities including Sainsbury's supermarket, library, gym, swimming pool and 18 hole golf course along with secondary schooling. Commuting to the larger centres of Gloucester, Bristol and Cheltenham is made easily accessible via the A38 and M5/M4 motorway network.

## DIRECTIONS

From Dursley town centre proceed north west out of town on the A4135 Kingshill Road, continue straight across at the first and second mini-roundabouts. At the third mini-roundabout take the second exit and proceed down the incline for approximately 400 metres, taking the turning on the right into Fairmead and follow this road for 150 metres turning left into the cul-de-sac, continue passing the Orchard Medical Centre into Orchard Close and No. 3 can be found after approximately 100 metres on the left hand side.

## DESCRIPTION

3 Orchard Close was constructed by reputable builders approximately 25 years ago and has been in the same ownership for a number of years. The current owners have extensively upgraded the property, which is immaculately presented. Access is via entrance hall with cloakroom/wc off, there is a good sized sitting room and to the front of the property a further reception room/second dining room, large kitchen/breakfast room with attractive range of oak shaker units, utility room and conservatory. On the first floor there are four good sized bedrooms, master having en-suite bathroom and there is a further large family shower room/third wc. The property has a garage and block paved off road parking. There are paths to either side of the property leading to the enclosed rear garden. The property must be seen to be fully appreciated and we suggest viewing at your earliest opportunity.

## THE ACCOMMODATION

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

## ENTRANCE HALL

Having double glazed front door, tiled flooring, radiator and built in cupboard.

## CLOAKROOM

Having wash hand basin, wc, tiled flooring and radiator.

## LIVING ROOM 4.5 m x 4.15 (14'9" m x 13'7")

Having square double glazed bay window to front, radiator, two wall light points, attractive stone effect fireplace with coal effect gas fire.

## SITTING ROOM/STUDY 4.8 x 2.68 (15'9" x 8'10")

Having double glazed window to front and radiator.

## KITCHEN/BREAKFAST ROOM 9.26 x 2.58 narrowing to 1.75 (30'5" x 8'6" narrowing to 5'9")

Having a range of attractive oak shaker wall, tall and base units with laminated round edge work surfaces over, incorporating inset enamel one and half bowl single drainer sink unit, space for gas range with range cooker hood over, inset ceiling spotlights, two radiators, tiled floor, breakfast bar with granite work surface over and integrated wine rack. Worcester boiler supplying radiator central heating and domestic hot water and tiled flooring.

## UTILITY 2.31 narrowing to 1.88 x 1.87 (7'7" narrowing to 6'2" x 6'2")

Having a range of wall and base units, stainless steel single drainer sink unit, tiled flooring, plumbing for automatic washing machine and double glazed door to side.

## CONSERVATORY 3.25 x 3.3 (10'8" x 10'10")

Having double glazed surround, double glazed french doors to garden and tiled flooring.

## ON THE FIRST FLOOR

## LANDING

Having access to loft space and airing cupboard housing hot water storage tank.

## BEDROOM ONE 4.26 x 3.96 narrowing to 3.29 (14'0" x 13'0" narrowing to 10'10")

Having two double built in wardrobes, radiator and door to:

## EN-SUITE BATHROOM

Having vanity wash hand basin, low level wc, panelled bath, radiator, fully tiled walls and inset ceiling spotlights.

## BEDROOM TWO 4.18 x 3.02 (13'9" x 9'11")

Having double glazed window to front, radiator and built in over stairs storage cupboard.

## BEDROOM THREE 4.16 x 3.46 narrowing to 2.78 (13'8" x 11'4" narrowing to 9'1")

Having double glazed window to rear, built in double wardrobe and radiator.

## BEDROOM FOUR 2.53 x 2.51 (8'4" x 8'3")

Having double glazed window to rear and radiator.

## SHOWER ROOM

Large shower cubicle with glazed surround and electric shower, vanity wash hand basin, wc, radiator and tiled flooring.

## EXTERNALLY

To the front of the property the garden is open plan and laid to lawn with block paved driveway providing parking for two/three cars leading to GARAGE (5.76m x 2.5m) having up and over door, power and light. Pedestrian access leads to either side of the property and onto the rear garden, which is fully enclosed by fencing and laid to lawn with steps and patio area, garden shed, trees and shrubs.

## AGENTS NOTE

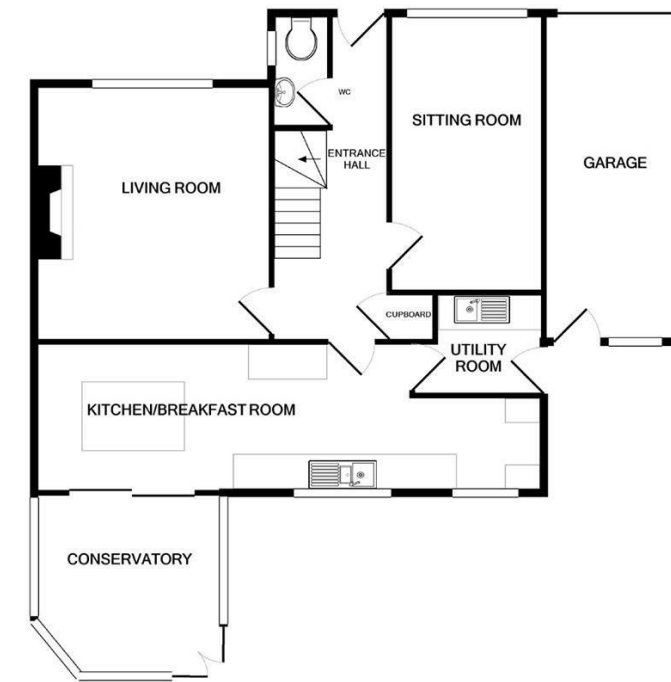
All mains services are connected.  
Gas fired radiator central heating.  
Council Tax Band: 'F' (£3,233.40 Payable)  
Tenure: Freehold.  
Access road is privately owned.  
Glebelands on the entrance is due for redevelopment.

## FINANCIAL SERVICES

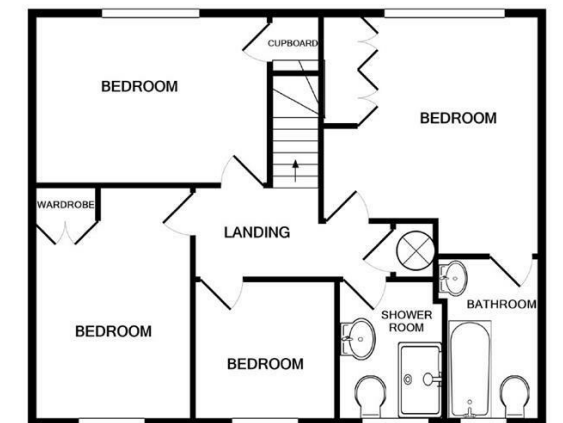
We may offer prospective purchasers financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.

## VIEWING

By appointment with the owner's sole agents as over.



GROUND FLOOR  
APPROX. FLOOR  
AREA 1010 SQ.FT.  
(93.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 686 SQ.FT.  
(63.7 SQ.M.)

3 ORCHARD CLOSE CAM DURSLEY GL11 5PU.  
TOTAL APPROX. FLOOR AREA 1696 SQ.FT. (157.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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