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3 Eddy Croft, Cam,
GL11 5FN

Price Guide
£485,000



IMMACULATLY PRESENTED FOUR BEDROOM DETACHED HOME, GARAGE PLUS DRIVEWAY PARKING FOR TWO, EN-SUITES TO BEDROOM ONE AND TWO, REAR LANDSCAPED GARDEN, OPEN PLAN KITCHEN/DINER WITH BI-FOLD DOORS TO GARDEN, ENTRANCE HALLWAY, LIVING ROOM, KITCHEN/DINER, UTILITY ROOM, CLOAKROOM, FOUR DOUBLE BEDROOMS, EN-SUITE TO MASTER & BEDROOMS TWO, FAMILY BATHROOM/4TH WC, GARDEN WITH HOME OFFICE/GARDEN ROOM. ENERGY RATING: B.

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SITUATION

This property occupies a pleasant position towards the edge of the new Bovis development off Box Road in Cam, close to open fields and trees. This family home is on the outskirts of the village being well placed for the 'Park and Ride' railway station which has regular services to Gloucester and Bristol with onward connections to the National Rail network. There is a Spar shop within a few minutes walk and Cam village is within a few minutes drive having a Tesco supermarket and a range of local traders. There are three primary schools within Cam and Rednock comprehensive school is in Dursley, which has a larger range of shopping facilities including: Sainsbury's supermarket, independent retailers, swimming pool, library and community centre.

DIRECTIONS

If travelling from Cam village, from the centre at the roundabout close to Tesco supermarket, proceed in a northerly direction on the A4135 for three quarters of a mile. On exiting the village take the right hand turning onto Box Road signposted Cam and Dursley 'Park and Ride'. Proceed for a further 600m and take the right hand turning onto Blackberry Grove. Continue straight and take the second turning on the right onto Eddy Croft and number 3 will be found shortly on the left hand side.

DESCRIPTION

This property was constructed in 2021 and still has the outstanding balance of the 10 years NHBC builders warranty. This well proportioned four bedroom detached home has well balanced reception spaces, good sized bedrooms with ample facilities with two of the bedrooms benefiting from en-suites. The bright kitchen diner has bi-fold doors onto the wide and enclosed landscaped garden. The property briefly comprises; entrance hallway, cloakroom, living room, kitchen/diner and utility room. On the first floor there are four double bedrooms, two en-suites and family bathroom. The rear garden has side access leading to front which has garage and driveway parking for two vehicles.

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).

CANOPY PORCH

ENTRANCE HALLWAY

Double glazed front door and panel, stairs to first floor, under stair cupboard, radiator, door to garage.

LIVING ROOM 4.80m (max into bay) x 3.37m (15'8" (max into bay) x 11'0")

Double glazed bay window to front, double glazed window to side, two radiators.

CLOAKROOM

Low level WC, wall mounted wash hand basin, radiator.

KITCHEN/DINER 8.75m x 3.24m (28'8" x 10'7")

Fitted kitchen with base and wall units, laminate work surfaces over, electric oven and grill, separate 5 ring gas hob with hood over, boiler in cupboard, integrated tall fridge freezer, integrated dishwasher, one and half bowl stainless steel sink and drainer, double glazed bi-fold doors and window to garden, two radiators, door to:

UTILITY ROOM 1.96m x 1.83m (6'5" x 6'0")

Base unit with laminate work surface over, space and plumbing for washing machine double glazed door to side, radiator.

ON THE FIRST FLOOR

LANDING

Radiator, access to loft space, airing cupboard with hot water cylidner.

BEDROOM ONE 4.67m narrowing to 3.87m x 3.36m (15'3" narrowing to 12'8" x 11'0")

Double glazed window to front, radiator, built in wardrobe, door to:

EN-SUITE SHOWER ROOM

Walk-in shower with rainfall mixer, low level WC, wall mounted wash hand basin, heated towel rail, double glazed window to side.

BEDROOM TWO 4.43m x 3.00m (14'6" x 9'10")

Double glazed window to front, radiator, door to:

EN-SHOWER ROOM

Walk-in shower with mixer, low level WC, wall mounted wash hand basin, heated towel rail, double glazed window to front.

BEDROOM THREE 3.36m x 3.10m (11'0" x 10'2")

Double glazed window to rear, radiator, built in wardrobe.

BEDROOM FOUR 3.63m x 3.00m (11'10" x 9'10")

Double glazed window to rear, radiator, built in wardrobe.

FAMILY BATHROOM

Bath with mixer shower, low level WC, wall mounted wash hand basin, double glazed window to rear, heated towel rail.

EXTERNALLY

The rear garden has been recently landscaped with flagstone patio, neat gravelled areas and borders with laid to lawn garden. There is a HOME OFFICE/GARDEN ROOM, tap, and the garden is fully enclosed by wood panel fencing. Side address leads to the front driveway which has parking for two vehicles and access to GARAGE (6.00m x 2.98m) which has light and power and up and over door to front.

AGENTS NOTE

Tenure: Freehold.

Services: All mains services are believed to be connected. Gas central heating. There is a water meter.

There is an annual maintenance fee of approximately £215.00 for maintenance of communal green spaces and park.

Council Tax Band: E

Broadband: Fibre to the Premises

For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information

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.

