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6B Woodend Lane, Cam,  
GL11 5LR

Price Guide  
**£529,000**



MODERN SPACIOUS FOUR BEDROOMED CHALET STYLE HOUSE, FINISHED TO A GOOD STANDARD WITHIN WALKING DISTANCE OF CAM VILLAGE CENTRE, MANY EXTRAS INCLUDED, LARGE ENTRANCE HALL, LIVING ROOM, KITCHEN/DINING ROOM, CONSERVATORY/RECEPTION ROOM, TWO GROUND FLOOR BEDROOMS, FAMILY BATHROOM, TWO FURTHER FIRST FLOOR DOUBLE BEDROOMS BOTH HAVING EN SUITE SHOWER ROOMS, ATTRACTIVE BLOCK PAVED DRIVEWAY, GARAGE, PARKING, COURTYARD STYLE GARDEN TO REAR WITH FURTHER GARDEN TO SIDE. MUST BE SEEN. ENERGY RATING B.

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# 6B Woodend Lane, Cam, GL11 5LR

## SITUATION

This detached family house is situated in a popular location, which is within walking distance of Cam village centre. The village amenities include: Tesco supermarket, post office, café, doctor and dentist surgeries. The village also benefits from 'Park and Ride' railway station in Box Road. Cam has a choice of three primary schools, and secondary schooling can be found in the adjoining town of Dursley which has a wider range of facilities including Sainsbury's supermarket, a good range of local retailers, swimming pool, gym, sports hall and library. 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, proceeding straight across at the first and second mini roundabouts, at the third mini roundabout take the second exit and continue to the bottom of the incline taking the first exit at the roundabout opposite Tesco and proceed through Cam High Street for a further three hundred metres taking the turning on the left into Woodend Lane and the property will be located shortly on the right hand side with the driveway just after Beyon House.

## DESCRIPTION

This spacious chalet detached house was constructed by a reputable local builder approximately 16 years ago and is finished to a good standard and is built in the style of a converted barn having large upvc glazed and paneled screen with front door leading to spacious reception hall with full height vaulted ceiling. There is a good size living room, which has a fitted TV and the property includes audio visual connection, along with CCTV, radio and amplifier system with built-in speakers in a number of rooms. The kitchen/dining room has a range of fitted appliances and granite work surfaces, French doors lead to the conservatory/further reception room, double and single bedroom along with family bathroom on the ground floor. On the first floor there are two further good size double bedrooms, both having en suite shower rooms. The property is accessed via a block paved shared driveway leading to private parking area and garage. The rear garden comprises patio and decking and there is a further area of garden to the side of the property, which has a vegetable plot. The property benefits from a gas boiler which supplies underfloor heating to the ground floor and radiator heating to the first floor. The properties of this finish and location rarely become available and we would 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).

## ON THE GROUND FLOOR

### RECEPTION HALL 4.15m x 2.73m max (13'7" x 8'11" max)

Having attractive full height part glazed screen with double glazed

front door, Oak staircase, vaulted ceiling, central heating thermostat control, wood flooring with underfloor heating, airing cupboard with pressurised tank and solar heating.

### LIVING ROOM 5.95m x 3.20m (19'6" x 10'5")

Having fitted 65" flat screen TV with ornamental fireplace, central heating thermostat control, underfloor heating, wood flooring, integrated speakers, two double glazed windows to rear with integrated blinds.

### KITCHEN/DINING ROOM 5.00m x 3.71m narrowing to 2.33m (16'4" x 12'2" narrowing to 7'7")

Having attractive range of Oak fronted shaker style wall and base units with granite work surfaces over, integrated gas hob with cooker hood over, integrated enamel one and a half bowl sink unit with granite drainer, integrated microwave, integrated dishwasher, integrated fridge, integrated washing machine, integrated freezer, tiled flooring with underfloor heating, double glazed window, French doors to:

### CONSERVATORY/RECEPTION ROOM 4.25m x 3.00m (13'11" x 9'10")

Having double glazed surround with integrated blinds, double glazed French doors to side, attractive vaulted glazed ceiling, tiled floor with underfloor heating.

### BEDROOM THREE 3.34m x 3.22m (10'11" x 10'6")

Having wood flooring with underfloor heating and central heating thermostat control, double glazed window with integrated blinds, audio system control, CCTV and amplifier and radiator.

### BEDROOM FOUR 2.70m x 2.30m (8'10" x 7'6" )

Having wood flooring with underfloor heating, double glazed window with integrated blinds., central heating thermostat control.

## BATHROOM

Having white suite with panelled bath with mixer shower, wash hand basin, WC, fully tiled wall, tiled flooring with underfloor heating, stainless steel ladder towel rail.

## ON THE FIRST FLOOR

## GALLERY STYLE LANDING

With vaulted ceiling, Oak ballustrades, leading to:

### BEDROOM ONE 5.64m narrowing to 3.38m x 4.54m (18'6" narrowing to 11'1" x 14'10")

Having two radiators, double glazed dormer windows, central heating thermostat control,with dressing area having a good range of built-in wardrobes.

## EN SUITE SHOWER ROOM

Having vanity wash hand basin with cupboards under, WC with concealed cistern, shower cubicle, fully tiled walls, and roof light.

### BEDROOM TWO 4.54m x 3.44m narrowing to 2.47m (14'10" x 11'3" narrowing to 8'1")

Having radiator, double glazed window to side, under eaves storage door to:

## EN SUITE SHOWER ROOM

Having vanity wash hand basin with cupboards under, WC with concealed cistern, shower cubicle with mixer shower, roof light, fully tiled walls and flooring, stainless steel towel rail.

## EXTERNALLY

There is a block paved shared driveway leading to the private parking area for a number of cars. The paved driveway leads onto the ATTACHED GARAGE 5.91m x 3.07m having electric roller door, solar heating controls, power and light, gas boiler supplying radiator and underfloor heating, door leads to the rear garden, which has large paved patio area and large deck and enclosed by fencing. This in turn leads to the side garden, which has paved pathway, two raised vegetable plots and GREENHOUSE and gate leading to the front.

## AGENT NOTES

Tenure: Freehold  
The property benefits from solar panels on a feeding tariff. There is CCTV, audio with speakers in many rooms, Britta tap with water filter. Services: All mains services are understood to be connected. Council Tax Band: E  
Rights of way - shared driveway  
Flood risk area and flooded in last 5 years - no flooding.  
Broadband: no fibre to the Premises  
For mobile signal and wireless broadband: Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) for more information

## VIEWING

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

## 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.

