



**Brunel Road, Cam GL11 5DE**

**£595,000**



# Brunel Road, Cam GL11 5DE

• Detached house • Five double bedrooms • Finished to a high standard throughout • Well-proportioned accommodation • Enclosed rear garden • Double garage and driveway parking • Service charge is approximately £200.00 per annum to cover communal areas • Freehold • Council tax band F (£3,233.40) • EPC rating B85

**£595,000**

## Ground Floor Accommodation

Stepping into this light and airy property, you are welcomed with doors to the living room, study, kitchen diner and stairs rising to the first floor. The living room provides a great space with a window to the front elevation and double doors leading to the kitchen/diner which can be opened up to expand the downstairs entertainment space. The kitchen/diner has a range of modern Shaker style wall and base units with integrated six ring gas hob with extractor over, eye level double oven, fridge freezer and dishwasher as well as a one and a half bowl sink. At the opposite end of the kitchen/diner there is a welsch dresser that compliments the kitchen units. There are bi-folding doors that lead onto the landscaped garden. The downstairs WC/utility is situated next to the kitchen for ease of access and houses the integrated washing machine and as a range of base units which incorporate the sink, in addition to the low level WC. The study provides space for you to 'work from home' with an outlook to the front of the property which overlooks a green space.

## First Floor Accommodation

Upon reaching the first floor, you are met by a large master suite, with a sizeable bedroom complete with walk-in wardrobe and ensuite shower room. The ensuite has a shower cubicle, pedestal wash handbasin, low level WC and heated towel rail. The family bathroom provides a bath with shower over, pedestal wash handbasin, low level WC and a heated towel rail. Bedroom four is situated to the rear of the property overlooking the garden and

## Second Floor Accommodation

There are two double bedrooms on the second floor with a shower room that services them both. They both offer a dual aspect to the front and rear of the property allowing the light to stream in. The shower room comprises of a shower, low level WC and pedestal wash handbasin.

## Outside

There is a double garage and two off-road parking spaces for large

vehicles to the side of the property with gated access to the rear landscaped garden. The front aspect overlooks an open green space. The overall plot offers 0.10 acre which provides a generous rear garden. There are two patio areas to follow the sun and raised beds with flower and shrub borders. A hot tub on one of the patios for some rest and relaxation on an evening. A good sized summerhouse is situated in the garden which is currently being used as a bar. A pizza oven is also in situ to finish off the alfresco dining.

## Location

Cam offers a community feel and provides for most of your shopping requirements by way of a supermarket, two pubs, and national award-winning butchers. There is also a wide range of sports clubs, leisure facilities, and public play areas. Cam has good motorway access by way of the M5, providing good links to Bristol, Gloucester, and Cheltenham. Cam and Dursley train station is nearby offering local services to Bristol, Gloucester, and beyond. There are plenty of primary schools to choose from as there are five in the local area and also Rednock School which offers secondary education and rated 'Good' by Ofsted.

## Material Information

Tenure: Freehold.

Council tax band: F.

Local authority and rates: Stroud District Council - £3,233.40 (2024/25).  
Service charge: approximately £200.00 per annum to cover communal areas.

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

Heating: gas central heating.

Broadband speed: 17 Mbps (basic) and 940 Mbps (ultrafast).

Mobile phone coverage: EE (Limited), Three (Limited), O2 (Limited) and Vodafone (Limited).



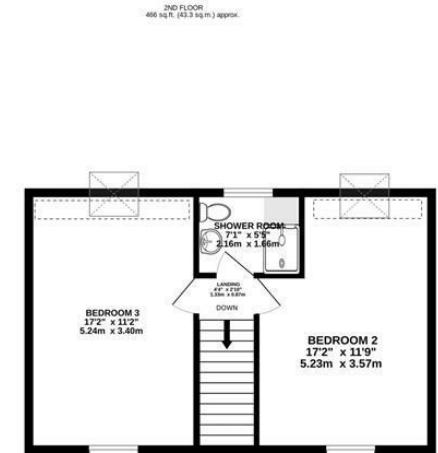
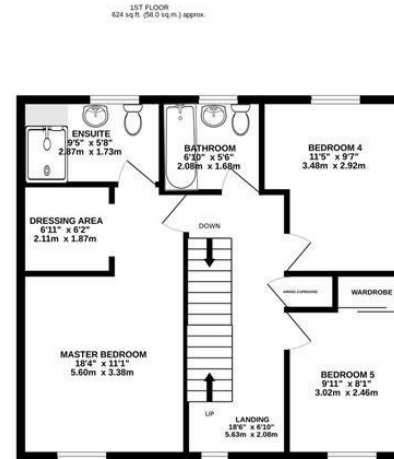
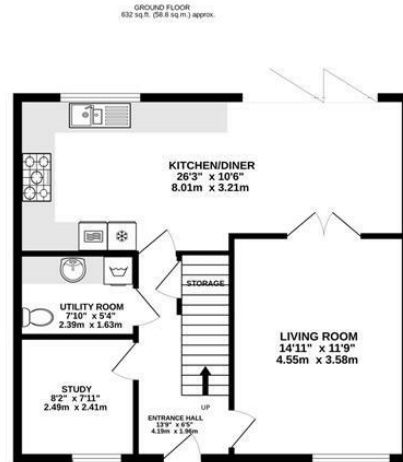
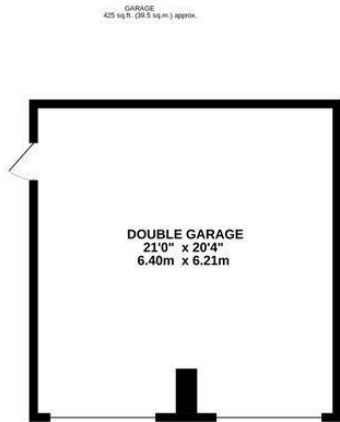
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SUMMER HOUSE  
105 sq.ft. (9.7 sq.m.) approx.

TOTAL FLOOR AREA : 2252 sq.ft. (209.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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