



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-----------|--|-----------|
| Current | Potential | Current | Potential |
| | | | |
| <small>Very energy efficient - lower running costs</small> <small>Very energy inefficient - higher running costs</small> | | <small>Very environmentally friendly - lower CO₂ emissions</small> <small>Not environmentally friendly - higher CO₂ emissions</small> | |
| <small>England & Wales</small> EU Directive 2002/91/EC | | <small>England & Wales</small> EU Directive 2002/91/EC | |

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4 High Furlong, Cam,
GL11 5UZ

Price Guide
£415,000



SUPERB FOUR BEDROOM DETACHED HOME ON ELEVATED PLOT, CUL-DE-SAC POSITION, ENTRANCE PORCH, ENTRANCE HALLWAY, LIVING ROOM, SECOND LIVING SPACE/DINING ROOM, ATTRACTIVE FITTED KITCHEN, CLOAKROOM, FOUR BEDROOMS (THREE DOUBLES) FAMILY BATHROOM/SHOWER ROOM, GARAGE, GARDENS, GARDEN OFFICE, EPC: D.

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4 High Furlong, Cam, GL11 5UZ

SITUATION

This spacious four bedroom link detached house is situated in the popular cul-de-sac of High Furlong, within a few minutes walk of Cam village centre. The village has a range of amenities including Tesco supermarket, doctors and dentist surgeries, churches and public houses. Cam has a popular bowling green and the village has a 'Park and Ride' railway station with regular services to Gloucester, Bristol and Cheltenham. 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. Commuting to the larger centres of Gloucester and Bristol 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 and continue straight across at the first and second mini-roundabouts. At the third mini-roundabout take the second exit and proceed down the incline taking the first turning left into Manor Avenue and continue for approximately 250 metres taking the second turning on the right into Addymore/High Furlong and bearing left into High Furlong and the property can be found on the right hand side.

DESCRIPTION

This spacious and well laid out four bedroom detached house stands on an elevated plot and is tucked away in a cul-de-sac position. It is well presented and has been improved by the present owners. The accommodation briefly comprises: entrance porch leading into hallway, cloakroom, lounge with open fireplace, second living space/dining room with doors opening onto the garden. An attractive Wren kitchen which is extensively fitted has integrated appliances. On the first floor there is a spacious landing with access to roof space, four bedrooms (three of which are double), spacious family bathroom/shower room. The property is approached by a tarmac driveway and leads to a garage which can also be accessed from inside the property. There is a lawned area to the front with shrubs and a side gated access that leads to the rear fully enclosed garden, which is laid to lawn with borders and shrubs and has a useful garden office. This property needs to be viewed to appreciate the well proportioned accommodation and position.

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

ENTRANCE PORCH

With double glazed door, tiled flooring, coat hooks, double glazed window to side, glazed door leading into:

ENTRANCE HALLWAY

With stairs to first floor, useful storage cupboard, coving to ceiling, understairs storage, Hive thermostat, access to garage.

CLOAKROOM

With pedestal wash hand basin, low level WC, radiator, double glazed window.

LOUNGE 3.97m x 3.71m (13'0" x 12'2")

Open fireplace, four wall lights, radiator, double glazed window to front, coving to ceiling.

L-SHAPED LIVING/DINING ROOM 6.01m x 3.70m reducing to 2.68m (19'8" x 12'1" reducing to 8'9")

Double glazed doors to rear garden, double glazed window to side, two radiators, coving to ceiling, glazed door to:

KITCHEN 5.05m x 2.65m (16'6" x 8'8")

Fitted with an attractive range of Wren units with integrated fridge, washing machine, dishwasher, Bosch microwave, freestanding Range Master five ring gas hob with two ovens and grill, extractor fan, wooden worktop, double stainless steel sink unit with drainer and mixer tap, tiled splashbacks, the wall units have lighting under, radiator, Worcester gas boiler, ceramic tiled flooring, double glazed door opening out into enclosed rear garden, double glazed window to rear.

ON THE FIRST FLOOR

LANDING

With airing cupboard, access to insulated and extensively boarded loft space with power.

BEDROOM ONE 5.44m x 2.70m (17'10" x 8'10")

Dormer window to front, exposed wood supports, built-in wardrobes, radiator.

BEDROOM TWO 3.73m x 3.52m (12'2" x 11'6")

Double glazed window to rear, radiator, wardrobes.

BEDROOM THREE 3.69m x 2.79m (max) (12'1" x 9'1" (max))

Double glazed window to front, radiator.

BEDROOM FOUR 3.10m x 2.76m reducing to 2.15m (10'2" x 9'0" reducing to 7'0")

Bulk head with shelves over, double glazed window to front with good view.

BATHROOM/SHOWER ROOM 2.79m x 2.38m (9'1" x 7'9")

Fitted with a separate shower cubicle, pedestal wash hand basin with useful cupboards under, panelled bath, low level WC, double glazed window, vinyl flooring, towel rail, radiator.

EXTERNALLY

To the front of the property there is a lawn and borders with shrubs and a tarmac driveway leading to the garage. A side gated access leads to the rear garden. There is a useful garden office with a double glazed door, double glazed window to side, wooden flooring, power points, lighting, TV and a bar area. There is a good sized patio with steps up to a lawned area with trees and shrubs

and the garden is well fenced. INTEGRAL GARAGE 5.54m x 2.78m with up-and-over door, double glazed window to side.

AGENT NOTES

Tenure: Freehold
Services: All mains services are understood to be connected.
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

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.

