



2 Eddy Croft, Cam, GL11 5FN

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## 2 Eddy Croft, Cam, GL11 5FN

A well presented four-bedroom detached home positioned on a sought-after development on the edge of open countryside. Benefiting from the remainder of the NHBC warranty, this modern property offers peace of mind, quality construction and a fantastic layout ideal for families or professionals working from home.

This home offers an impressive balance of style and practicality. The spacious ground floor features a spacious entrance hallway with downstairs cloakroom. The lounge with French doors open onto the garden - ideal for entertaining or al fresco dining, alongside a generous open-plan kitchen and dining area. A separate study provides a quiet space for home working.

Upstairs, the principal bedroom enjoys a private en-suite with fitted wardrobes, while three further bedrooms offer generous proportions, making them suitable for children, guests, or additional office space. The contemporary family bathroom completes the upper floor.

Outside, the property benefits from a garage found to the side of the property with gate leading to the rear garden and driveway with off-road parking for several cars. The generous enclosed rear garden offers a lawned area with patio seating areas, perfect for children, pets, or simply unwinding at the end of the day.

**£455,000**





**Entrance Hall**

Via part glazed door with side panels, LVT flooring, radiator, stairs to first floor landing, doors to:

**Cloakroom**

Wash hand basin, wc, LVT flooring, radiator.

**Study**

Window to front aspect, radiator.

**Lounge**

French doors to garden, radiator, window to side aspect, further radiator.

**Kitchen/Breakfast Room**

Window to front aspect, bi-fold doors to garden, further window to side aspect, range of wall and base units with work-surfaces, stainless steel sink unit with mixer tap, integrated dishwasher, space for washing machine, high level oven, five ring gas hob, integral fridge and freezer,

extractor fan, LVT flooring, breakfast bar area, further radiator, walk in cupboard with space for tumble drier.

**First Floor**

**Landing Area**

Window to rear aspect, airing cupboard with shelving, access to loft space, doors to:

**Bedroom**

Window to front aspect, radiator.

**Bedroom**

Window to rear aspect, radiator.

**Bathroom**

Window to rear aspect, wash hand basin, wc with hidden cistern, bath with shower over, chrome heated towel rail, LVT flooring, shelf area, part tiled walls, shaver point.



### **Bedroom**

Window to front aspect, radiator.

### **Main Bedroom**

Window to front aspect, radiator, opening to dressing area with fitted wardrobes, window to side aspect, radiator, door to:

### **En-Suite**

Window to side aspect, generous shower cubicle with rainfall shower and hand held shower, chrome heated towel rail, LVT flooring, shelf area, part tiled walls.

### **Outside**

#### **Front**

With driveway parking for 2/3 cars, EV charging point, various established plants and shrubs, garden with shrubs to side.

### **Rear**

Paved patio area, lawned area, edged by walling and fencing, gate leading to the side driveway with parking for two/three cars.

### **Garage**

Brick built with metal up and over door, power and light.

### **Anti-Money Laundering (AML) Compliance**

Estate agents operating in the UK are legally required to carry out Anti-Money Laundering (AML) checks in line with regulations set by HM Revenue and Customs (HMRC). At Hunters Dursley, we use Moverly to facilitate these checks as part of our commitment to compliance and transparency. It is mandatory for both buyers and sellers to complete AML verification before a property transaction can proceed. A fee will be charged for each individual AML check carried out.

### **Agents Note**

Please note there is a management fee payable of approximately £268.00 per annum.



- Generous Detached Family Home
- Entrance Hallway and Downstairs Cloakroom
- Lounge with French Doors to Garden
- Spacious Fitted Kitchen/Breakfast Room
- Four Bedrooms, Main with En-Suite Shower Room
- Family Bathroom
- Driveway Parking for Several Cars
- Good Size Enclosed Rear Garden with Patio Areas
- Garage to Side of Property

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



Total area: approx. 125.2 sq. metres (1347.4 sq. feet)

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>93</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	<b>84</b>
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Dursley -  
01453 542 395 <https://www.hunters.com>

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