



Spacious, Modern and Impressive
4 Bedroom Detached Home
High Street, Cam, Dursley.

Guide Price £535,000
www.griffithnobes.co.uk



4 BEDROOM DETACHED PROPERTY | BEAUTIFULLY DESIGNED | FAMILY HOME | TWO ENSUITE BEDROOMS
SPACIOUS LOUNGE | OPEN PLAN KITCHEN DINER | AMPLE PARKING ON DRIVEWAY | SINGLE GARAGE
EPC RATING 'B' | MODERN THROUGHOUT

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High Street, Cam, Dursley, Gloucestershire, GL11

A light, spacious and beautifully presented modern four-bedroom detached family home situated in a highly popular location just off Cam High Street. Accommodation comprises a generous lounge, open plan kitchen/diner providing a wonderfully sociable family space with double doors leading to the enclosed rear garden.

Further benefits include a cloakroom and utility room. Upstairs boasts four double bedrooms, all of which have fitted wardrobes and two of which have en-suite shower rooms, and a family bathroom.

The enclosed rear garden has a good-sized lawn and a patio area perfect for entertaining in close proximity to the kitchen via double patio doors. To the front there is a spacious driveway with ample space for parking in addition to a single integral garage.

Further benefits include gas central heating and double glazing. The kitchen also benefits from integrated appliances.

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Approximate Area = 1527 sq ft / 141.9 sq m

Garage = 182 sq ft / 16.9 sq m

Total = 1709 sq ft / 158.8 sq m

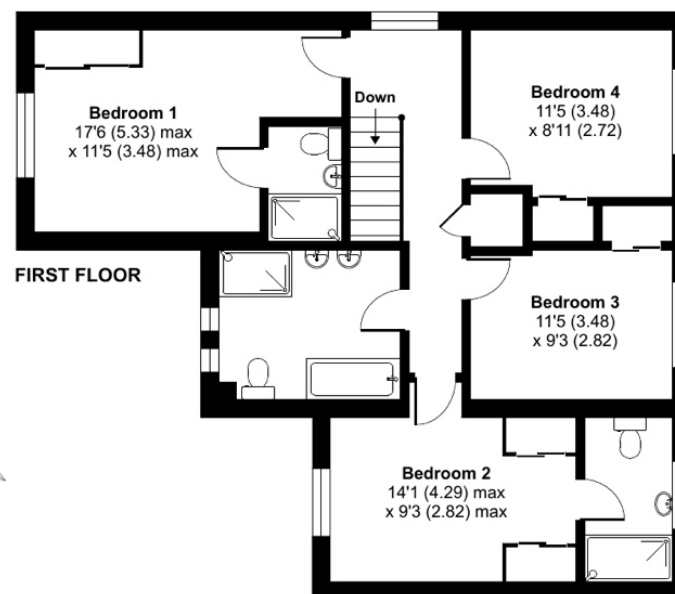
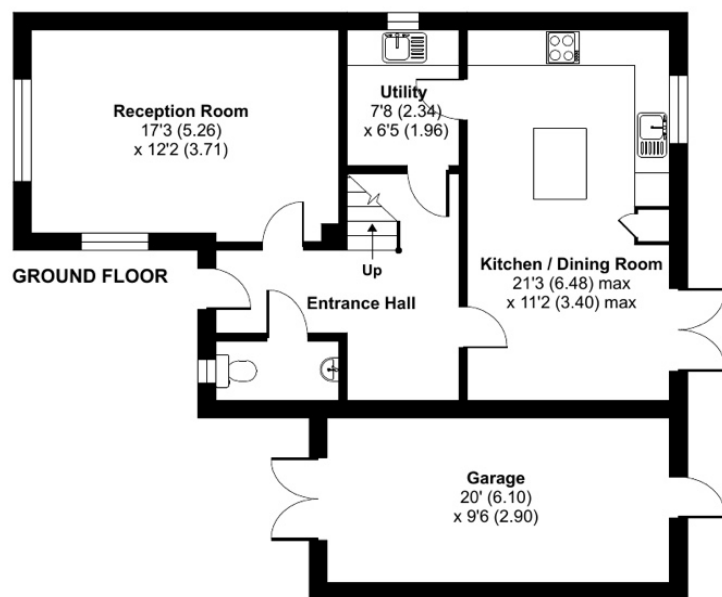
For identification only - Not to scale

Council Tax Band: **TBC** Tenure: **Freehold**

Viewings available by appointment only.

Tel: 01453 799938 or E-Mail: hello@griffithnobes.co.uk for further details.

Floorplans are provided for illustrative purposes only and are not drawn to scale. Any descriptions, measurements, areas, openings, orientations or fixtures and fittings shown are approximate and should not be relied upon and do not form part of any agreement. All parties must rely on their own inspections or surveys. No liability is taken for any errors or omissions.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Griffith Nobes Lettings and Management Ltd. REF: 1025847



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These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The Seller does not make or give, nor do Griffith Nobes Lettings and Management Ltd ("we") or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property which are NOT included unless specified in writing.

We work with a number of companies that provide services that may be of interest to you, and where you take up a referral, we may earn an average fee of £100.00.

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