

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 85-92 <b>A</b>	93	Very environmentally friendly - lower CO <sub>2</sub> emissions 82-91 <b>A</b>	
81-84 <b>B</b>	85	81-81 <b>B</b>	
69-80 <b>C</b>		69-80 <b>C</b>	
55-68 <b>D</b>		55-68 <b>D</b>	
39-54 <b>E</b>		39-54 <b>E</b>	
21-38 <b>F</b>		21-38 <b>F</b>	
1-20 <b>G</b>		1-20 <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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18 Little Elms, Cam, Dursley,  
GL11 5FF

Price Guide  
£500,000



IMMACULATE FOUR BEDROOM DETACHED BOVIS HOME ON A LARGER THAN AVERAGE CORNER PLOT, BENEFITING FROM THE REMAINDER OF THE NHBC/BUILD WARRANTY. SPACIOUS FAMILY LIVING WITH LOUNGE, STUDY, UTILITY/WC AND A STUNNING OPEN PLAN KITCHEN/DINING ROOM WITH BI-FOLD DOORS TO THE GARDEN. GENEROUS LANDSCAPED REAR GARDEN WITH EXTENSIVE PATIO AND PERGOLA, PLUS DRIVEWAY PARKING AND GARAGE. EPC: B

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# 18 Little Elms, Cam, Dursley, GL11 5FF

## SITUATION

This property occupies one of the best plots in the popular estate off of Box Road. It is on the outskirts of the village being well placed for the 'Park and Ride' railway station which has regular services to Gloucester and Bristol with onward connections to the National Rail network. There is a Spar shop within a few minutes walk and Cam village is within a few minutes drive having a Tesco supermarket and a range of local traders. There are three primary schools within Cam and Rednock comprehensive school is in Dursley, which has a larger range of shopping facilities including: Sainsbury's supermarket, independent retailers, swimming pool, library and community centre.

## DIRECTIONS

If travelling from Cam village, from the centre at the roundabout close to Tesco supermarket, proceed in a northerly direction on the A4135 for three quarters of a mile. On exiting the village take the right hand turning onto Box Road signposted Cam and Dursley 'Park and Ride'. Proceed for a further 600m and take the right hand turning onto Blackberry Grove. Take the first right onto Pippin Leaze, continue and then bear right onto Little Elms and the property will be found at the end of the road on the right hand side.

## DESCRIPTION

This impressive four/five bedroom detached property has been in the same ownership for approximately three years and has been loved and improved by the current owners. The size and finish of the garden is a particular highlight boasting a larger than average plot providing a great space for families and entertaining. The house was constructed by Bovis Homes approximately three years ago and benefits from the remainder of the build warranty. The house is kept in immaculate condition and its turn key ready, we strongly recommend viewing at your earliest convenience.

## 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 HALL

Stairs to first floor, radiator, thermostat, understair storage.

### STUDY 2.01m x 1.99m (6'7" x 6'6")

Radiator, double glazed window.

### LOUNGE 4.60mx 3.38m (15'1"x 11'1")

Two radiators, feature fireplace with built in shelves, three double glazed windows.

### UTILITY/WC 2.04m x 2.01m (6'8" x 6'7")

Double glazed window, low level WC, pedestal wash hand basin, wall and base units, space for washing machine, radiator, extractor.

### KITCHEN/DINING ROOM 7.75m x 3.56m (25'5" x 11'8")

Range of matt wall and base units with Quartz worktops over, five ring gas hob with extractor over and splashback, integrated double oven, one and a half bowl sink unit with mixer tap, integrated dishwasher, space for American fridge freezer, boiler cupboard, radiator, double glazed window, bi-fold doors opening onto rear garden, TV point.

## ON THE FIRST FLOOR

### LANDING

Access to loft, storage cupboard.

### MASTER BEDROOM 4.50m x 3.46m (14'9" x 11'4")

Two double glazed windows, radiator, built-in wardrobe, TV point.

### EN SUITE

Shower cubicle, low level WC, pedestal wash hand basin, heated towel rail, extractor fan, shaver point, double glazed window.

### BEDROOM TWO 3.58m x 3.09m (11'8" x 10'1")

Radiator, double glazed window.

### BEDROOM THREE 2.97m x 2.44m (9'8" x 8'0")

Radiator, built-in wardrobe, double glazed window.

### BEDROOM FOUR 3.44m x 2.41m (11'3" x 7'10")

Radiator, built-in wardrobe, double glazed window.

### BATHROOM

Suite comprising low level WC, pedestal wash hand basin, bath with shower mixer tap, extractor, part tiled walls, double glazed window.

## EXTERNALLY

The front garden is laid to open plan lawn with tree and shrubs, path to front door and small shrub border. Driveway provides off street parking for three cars and turning point and leads to the GARAGE 8.94m x 3.00m with up-and-over door, personal door to side. power and light. The rear garden has lawn and extensive patio areas with timber pergola, well stocked raised bed, climbing plants, shrubs and flowers, outside tap, side gate to parking, gravel area with hardstanding for shed and two external power sockets.

## AGENT NOTES

Tenure: Freehold

Services: All mains services are understood to be connected.

The property is accessed via a private road.

Annual service charge: £268.09 payable to Gateway. This

charge covers the communal grass areas, childrens park.

Council Tax Band: D

Broadband: Asymmetric Digital Subscriber Line

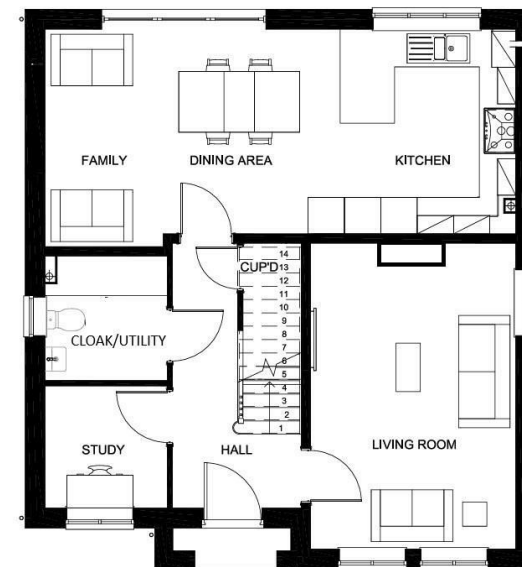
For mobile signal and wireless broadband: Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) for more information

## VIEWING

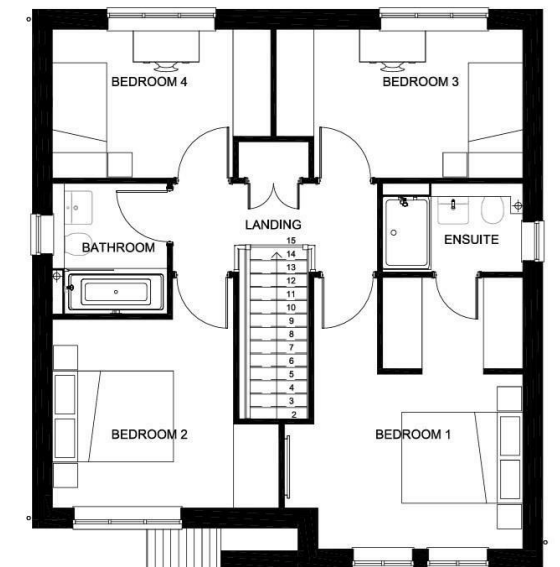
By appointment with the owner's sole agents as over.

## 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.



GROUND FLOOR



FIRST FLOOR

