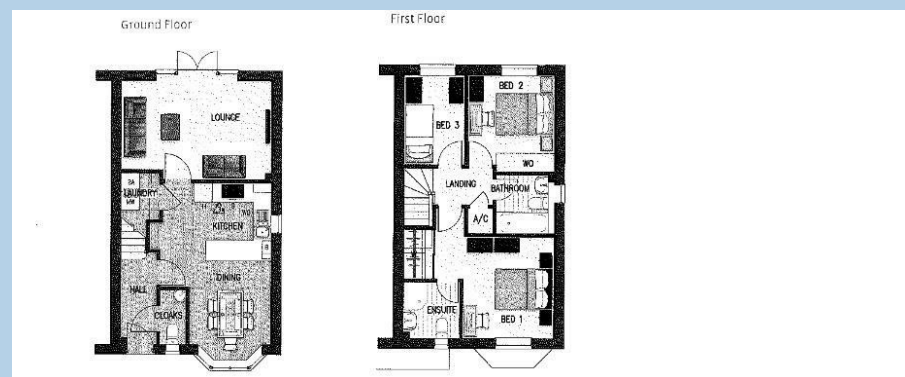


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30 Goldfinch Edge Cam, Dursley GL11 5FP

Asking Price  
**£330,000**



A BEAUTIFULLY PRESENTED THREE BEDROOM SEMI-DETACHED HOME BUILT BY NEWLAND HOMES IN 2022 WITH REMAINING NHBC WARRANTY. LOCATED ON THE OUTSKIRTS OF CAM. THE PROPERTY FEATURES AN OPEN PLAN KITCHEN/DINER WITH BAY WINDOW, SPACIOUS LOUNGE WITH FRENCH DOORS TO THE GARDEN, AND A MASTER BEDROOM WITH EN SUITE. GARDEN TO THE REAR WITH PARKING AT THE FRONT FOR TWO CARS. EPC: B

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## 30 Goldfinch Edge, Cam, Dursley, GL11 5FP

### SITUATION

The property is situated on the outskirts of Cam within a few minutes drive of the A38 and within level walking distance of the 'Park and Ride' railway station at the nearby Box Road. The railway station provides regular services to Gloucester and Bristol with connections to the National Rail Network. Cam village is approximately one mile distant and offers a growing range of facilities including: Tesco supermarket, independent retailers, doctors and dentist surgeries. Cam has a choice of three primary schools, whilst the nearby town of Dursley has the Rednock Comprehensive School together with a wider range of shops, Sainsbury's supermarket and recreational facilities including swimming pool and golf course at Stinchcombe Hill.

### DIRECTIONS

If travelling from Dursley proceed north west out of town on the A4135 until reaching the village of Cam, proceed on the A4135 out of the village passing the Shell Garage on the left hand side and after a further half a mile turn right into Goldfinch Edge and the property will be found on the right hand side.

### DESCRIPTION

Built by Newland Homes in 2022 and owned by the same owners since new, this beautifully maintained three bedroom home offers modern, comfortable living in a sought-after development as well as the remainder of a 10 year NHBC warranty. The property features a bright and spacious open plan kitchen and dining area with bay window, perfect for entertaining, along with a generously sized living room. There is master bedroom complete with an en-suite and two further bedrooms with family bathroom. The current owners have recently revamped the garden to add personality to the garden, whilst remaining low maintenance.

### 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

Composite door, radiator, room thermostat, stairs to first floor.

#### CLOAKROOM

Double glazed window, wall mounted corner wash hand basin, low level WC, radiator, extractor fan.

#### KITCHEN/DINER 5.31m into bay x 3.91m (17'5" into bay x 12'9")

Double glazed window, double glazed bay window, radiator, range of wall and base units with integrated dishwasher, fridge freezer, electric oven, five ring gas hob, extractor, Vaillant boiler, utility cupboard under stairs with plumbing for washing machine, glazed door to:-

#### LOUNGE 4.88m x 3.16m (16'0" x 10'4")

Double glazed French doors and window, two radiators.

### ON THE FIRST FLOOR

#### LANDING

Access to loft, airing cupboard.

#### MASTER BEDROOM 3.83m reducing to 2.95m x 3.32m (12'6" reducing to 9'8" x 10'10")

Double glazed window, built-in wardrobes, room thermostat, radiator.

#### EN SUITE

Suite comprising corner shower cubicle, low level WC, pedestal wash hand basin, part tiled wall, tiled floor, inset spot lights, extractor fan, shaver point, heated towel rail, double glazed window.

#### BEDROOM TWO 3.12m x 2.83m (10'2" x 9'3")

Double glazed window, radiator.

#### BEDROOM THREE 2.90m x 1.95m (9'6" x 6'4")

Double glazed window, radiator.



### FAMILY BATHROOM

Suite comprising bath with dual shower over, low level WC, wash hand basin, part tiled wall, tiled floor, inset spot lights, extractor fan, double glazed window, heated towel rail.

### EXTERNALLY

To the rear of the property is a patio, slate chippings and lawn, garden shed, store, flower borders, gated side access to front, parking for two cars, outside tap.

### AGENT NOTES

Tenure: Freehold

Services: All mains services are understood to be connected.

There is an estate management charge of approximately £340.00 per annum, payable to BNS management services.

Goldfinch Edge is currently a private road.

Council Tax Band: C

Broadband: Fibre to the Premises

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.

