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3 Whatling Way, Box Road, Cam,
GL11 5FT

Price Guide
£420,000



IMMACULATELY PRESENTED FOUR BEDROOM DETACHED HOME OFFERING SPACIOUS, MODERN LIVING WITH A STYLISH KITCHEN/DINER, LANDSCAPED GARDEN, HOT TUB ROOM AND GARAGE. TURN-KEY READY AND STILL UNDER NHBC WARRANTY, THIS PROPERTY IS PERFECT FOR FAMILIES SEEKING COMFORT, FUNCTIONALITY, AND LOW MAINTENANCE OUTDOOR SPACE. EPC: B

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3 Whatling Way, Box Road, Cam, GL11 5FT

SITUATION

This property is situated in a pleasant spot at the entrance of the cul-de-sac off Box Road in Cam and 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 Avenue signposted Cam and Dursley 'Park and Ride'. Proceed for approximately 200m taking the 2nd right onto Whatling Way and the property will be found immediately on the left hand side.

DESCRIPTION

Having been in the same ownership since new, this good sized four bedroom detached property has been well maintained and remains in exceptional condition. Benefiting from the outstanding balance of the NHBC warranty, this property really is turn-key ready. The generous well equipped kitchen/diner forms the heart of the home, with French doors opening onto the landscaped garden, perfect for both family life and entertaining. A separate living room with a bespoke media wall and electric fireplace adds further comfort and style. Upstairs, the layout offers four well-proportioned bedrooms, with the main bedroom benefitting from an en-suite shower room. Externally, the private rear garden has been thoughtfully landscaped for low maintenance and includes a bespoke hot tub room adjoining the garage. The garage itself is fully powered with lighting, while the front driveway provides off-street parking for three vehicles and includes an EV charging point.

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).

ENTRANCE HALLWAY

Having radiator, stairs to first floor with under stair storage cupboard, room thermostat.

CLOAKROOM

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

LIVING ROOM 4.80m x 3.37m (15'8" x 11'0")

Having media wall with built in electric fireplace, radiator, double glazed window.

KITCHEN/DINER 6.00m x 3.75m (19'8" x 12'3")

Having a range of wall and base units, integrated electric hob with extractor over, cooker, integrated fridge freezer, washing machine, and dishwasher. One and a half bowl sink with mixer tap, cupboard housing gas combination boiler, double glazed window, double glazed French doors to garden, space for under counter freezer and tumble dryer.

ON THE FIRST FLOOR

LANDING

Having radiator, access to loft which has been boarded, has a loft ladder and lighting, linen cupboard.

MASTER BEDROOM 3.95m x 2.93m (12'11" x 9'7")

Having double glazed window and radiator.

EN-SUITE

With low level WC, wash hand basin with pedestal, heated towel rail, cubicle shower, extractor fan and double glazed window.

BEDROOM TWO 3.41 x 2.21m (11'2" x 7'3")

Having radiator and double glazed window.

BEDROOM THREE 3.20m x 2.50m (10'5" x 8'2")

Having radiator and double glazed window.

BEDROOM FOUR 3.00m x 2.08m (9'10" x 6'9")

Having radiator and double glazed window.



FAMILY BATHROOM

Having low level WC, wash hand basin with pedestal, bath with shower over, heated towel rail, extractor fan and double glazed window.

EXTERNALLY

The rear garden has been carefully landscaped creating a very presentable low maintenance patio garden with raised planters and small section of lawn. Along with a hot-tub room built on the rear of the garage perfect for entertaining. The GARAGE (5.81m x 3.01m) having power, lighting and personal door. There is a side gate giving access to a tarmac driveway providing parking for three cars with EV charging point.

AGENT NOTES

Tenure: Freehold

Services: All mains services.

Council Tax Band: 'E'

There is an annual maintenance charge of approximately £250. This covers the general maintenance of the estate.

Broadband: Fibre to the Cabinet

For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information

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.

VIEWING

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

