



Whatling Way, Cam GL11 5FT
£465,000

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- Detached and well-presented house constructed by Linden Homes
- Four bedrooms to include master with en-suite
- 'The Knightley' design to include benefits such as dressing area, utility room and additional family room
- Enclosed East facing rear garden finished to a nice standard
- Driveway parking for two vehicles and EV charger
- Garage with power and light and office space area with electric radiator
- Within close proximity to Cam and Dursley train station
- Freehold
- Council tax band F (£3,472.81)
- EPC rating B84

£465,000

Entrance Hall

Composite door to entrance hall and uPVC double-glazed window to front elevation either side. Access to living room, family room, kitchen/diner, cloakroom, under-stairs storage cupboard and stairs rising to the first floor. Radiator.

Living Room

uPVC double-glazed window to front elevation and uPVC double-glazed French doors to rear garden. Radiator.

Family Room

uPVC double-glazed window to front elevation. Radiator.

Kitchen/Diner

uPVC double-glazed window to side elevation and uPVC double-glazed French doors to rear garden. Range of wall and base units with appliances to include one and a half bowl sink with mixer tap and drainer, four ring induction hob, double oven, integrated dishwasher and integrated fridge/freezer. Access to utility room. Radiator.

Utility Room

uPVC double-glazed window to side elevation. Units to include sink with mixer tap and drainer, integrated washing machine and space for tumble dryer. Radiator.

Cloakroom

Low-level WC and wash hand basin. Radiator.

Bedroom One

uPVC double-glazed window to front elevation. Dressing area and access to utility room. Radiator.

En-Suite Shower Room

uPVC double-glazed window to rear elevation. Low-level WC, wash hand basin and shower. Heated towel rail.

Bedroom Two

uPVC double-glazed window to front elevation. Radiator.

Bedroom Three

uPVC double-glazed window to side elevation. Radiator.

Bedroom Four

uPVC double-glazed window to rear elevation. Radiator.

Bathroom

uPVC double-glazed window to side elevation. Low-level WC, wash hand basin and bath with shower over. Heated towel rail.

Garage/Office Space

The garage has been divided by the current owners, the garage space having an up and over door as well as power and light. The rear of the garage is used as an office space. There is an electric heater and feature window looking on to the garden.

Outside

The property has driveway parking for two tandem vehicles, there is an EV charger and gated access to the garden. As well as the rear garden, there is a front lawn area with footpath to the front door and trees/hedging. The walled rear garden is fully enclosed and mostly laid to lawn. There is a patio space creating access to the garage. The garden is well-tended and benefits from a raised bed feature, a circular raised bed feature ideal for growing herbs high and a sunken seating area.

Location

Cam offers a community feel and provides for most of your shopping requirements with a supermarket, two pubs and a butchers. There are also a wide range of sports clubs, leisure facilities and public play areas. Cam has good motorway access via the M5, providing good links to Bristol, Gloucester and Cheltenham. Cam and Dursley train station is nearby offering local services to Bristol, Gloucester and beyond. There are plenty of primary schools to choose from as there are five in the local area and also Rednock School which offers secondary education.

Material Information

Tenure: Freehold.

Service charge: Approximately £268 per annum paid to Gateway Property Management Limited. Paid by current vendors up to December 26.

There is approximately 8 years remaining on the warranty.

Council tax band: F.

Local authority and rates: Stroud District Council - £3,472.81 (2025/26).

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

Heating: gas central heating.

Broadband speed: 17 Mbps (basic) and 2,000 Mbps (ultrafast).

Mobile phone coverage: EE, Three, O2 and Vodafone.

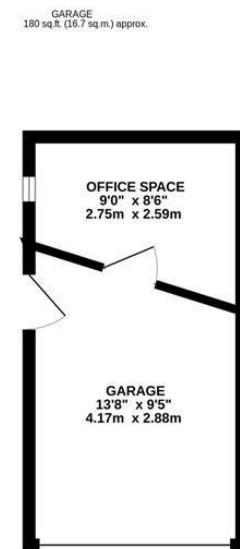
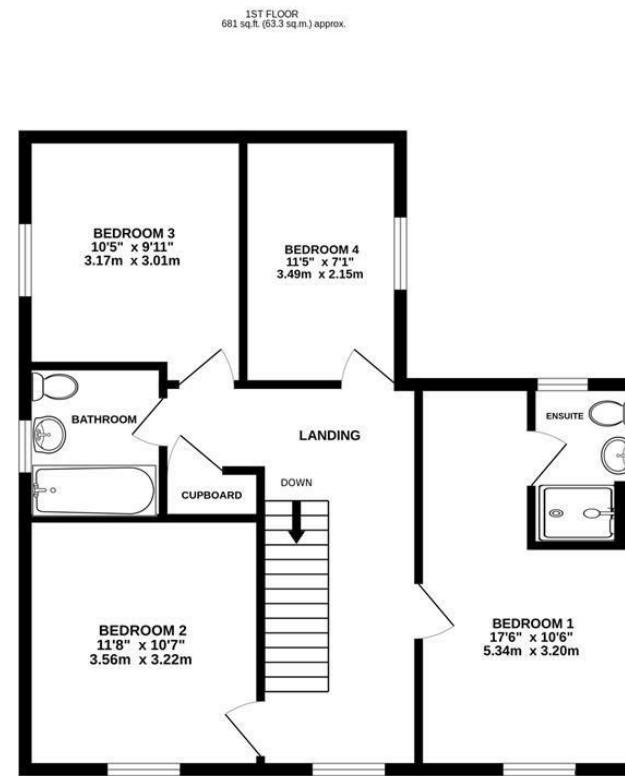
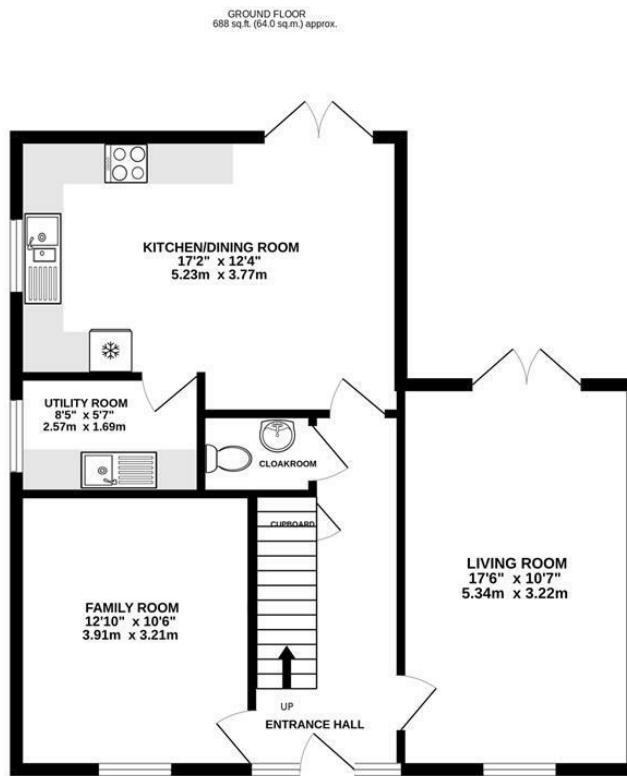


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TOTAL FLOOR AREA : 1549 sq.ft. (143.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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