



The Hampton Redwing Gate, Cam GL11 5FB
Asking Price £460,000



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- Detached - ex show home
- Four bedrooms
- En-suite and walk-in wardrobe to master bedroom
- Open plan kitchen/dining/sun lounge to include island
- Stamp duty contribution
- EPC - tbc

Asking Price £460,000

Accommodation

The property is accessed via a large entrance hall that gives access to the downstairs W/C and the laundry cupboard that has space for a washing machine and a tumble dryer. Off the entrance hall you will also find the lounge, the lounge is an excellent size with a lovely window that floods the room with light, in turn creating a warm feel. The kitchen/diner is open plan and finished to a high specification to include Neff appliances, it is made up of a range of wall and base units with integrated fridge/freezer, dishwasher and eye level oven. The breakfast bar houses the electric hob and offers a seating area that makes it an ideal place to entertain. Off the kitchen is the sunroom that has stunning French doors opening on to the enclosed rear garden. To the first floor you have two double bedrooms and a single, there is also a family bathroom that comprises of low-level W/C, hand basin, bath and heated towel rail. The master suite can be found on the second floor, the ensuite shower room comprises of low-level W/C, hand basin, corner waterfall shower and heated towel rail. The master suite contains ample storage due to the walk-in wardrobe with hanging rails. There are luxury carpets throughout the property and Amtico. Being the ex show home there are also Villeroy and Boch sanitaryware, Vado tapware, landscaped gardens and high specification light fittings.

The property is a climate considerate home with solar pv, wiring provision for EV, hog highways, Eco bins and a fibre broadband provision.

Lounge - 3.41m x 4.97m, Kitchen/Sun Lounge - 5.42m x 7.39m, Bedroom 1 - 5.42m x 4.22m, Bedroom 2 - 3.37m x 3.17m, Bedroom 3 - 3.43m x 2.70m, Bedroom 4 - 1.95m x 3.17m.

Location

Cam offers a community feel and provides for most of your shopping requirements by way of a supermarket, two pubs and a national award winning butchers. There are also a wide range of sports clubs, leisure facilities and public play areas. Cam has good motorway access by way of the M5, providing good links to Bristol, Gloucester and Cheltenham. Cam and Dursley train station is within walking distance from the property 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 and rated 'Good' by Ofsted.

Tenure, Services and Local Authority

Freehold.

All mains services are believed to be connected to the property.

Stroud District Council Tax Band - TBC

There is a management fee of £294 per plot annually which covers the upkeep of the green spaces on the site. The developers are offering a stamp duty contribution.

Directions

From the M5 Junction 13, follow the A38 towards Dursley and Slimbridge. At the roundabout, take the first exit A4135 towards Cam and Dursley. Proceed along this road for half a mile where Newland Homes will be found on the left hand side.



3 Noel Lee Way, High Street, Cam, Dursley, GL11 5PS

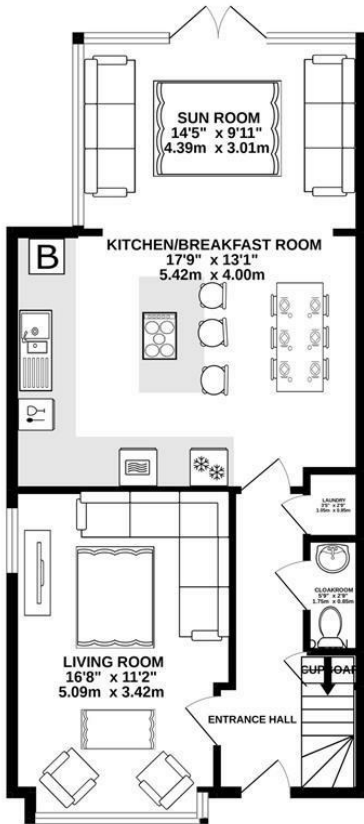
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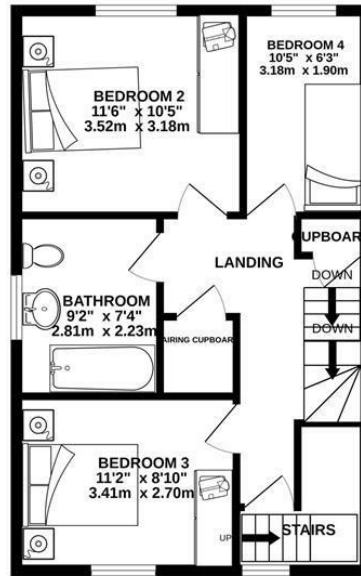
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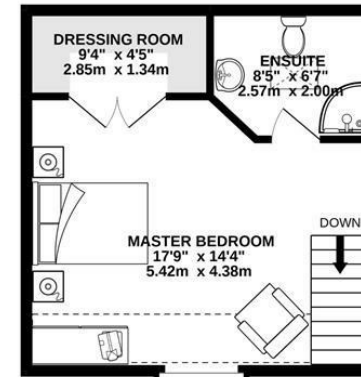
GROUND FLOOR
660 sq.ft. (61.3 sq.m.) approx.



1ST FLOOR
506 sq.ft. (47.0 sq.m.) approx.



2ND FLOOR
328 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA : 1494 sq.ft. (138.8 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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Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

Energy Efficiency Rating		Current	Potential
192 (PHH)	A		
161-171	B		
129-140	C		
105-116	D		
81-104	E		
55-78	F		
35-54	G		
All energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



