





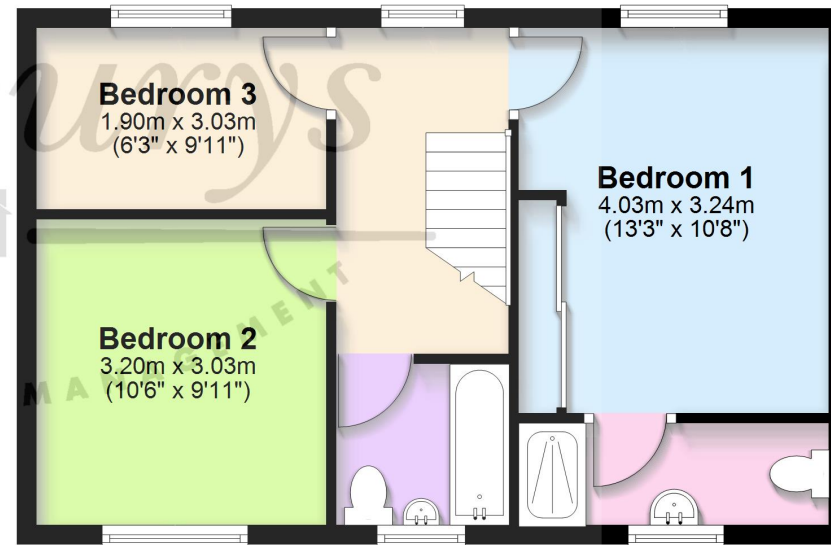
## Ground Floor

Approx. 43.1 sq. metres (463.4 sq. feet)



## First Floor

Approx. 43.0 sq. metres (463.0 sq. feet)



Total area: approx. 86.1 sq. metres (926.5 sq. feet)

For Illustrative Purposes Only. Not to Scale.  
Plan produced using PlanUp.

# 33 Goldfinch Edge, Cam, Dursley, Gloucestershire GL11 5FP

Turn the key and move straight in! Found on the fringe of Cam and a short walk from Cam and Dursley Train Station, this immaculately presented three-bedroom detached home is ready to welcome its next owners, complete with the remainder of the NHBC warranty. The front elevation is enhanced by a colourful shrub, while to the side a driveway leads to a single garage with power and lighting - ideal for storage or practical hobbies! Inside, a light and airy entrance hall leads to a combined utility room and WC at the rear. The tastefully decorated living room enjoys a dual aspect with French doors opening onto the rear garden, seamlessly connecting indoor and outdoor space - perfect for relaxing at the end of the day! On the left-hand side of the home sits a stylish kitchen/dining room that also benefits from a dual aspect and French doors onto the rear garden. The kitchen/dining room offers excellent cabinet and worktop space, ideal for preparing your favourite meals while chatting to family and friends. Upstairs, there are three double bedrooms, including an impressive master bedroom with an en-suite shower room. The landing features a handy storage cupboard. The rear garden is private and enclosed with a tree-lined backdrop. Mostly laid to lawn, with a patio area, this space is perfect for al-fresco dining and entertaining! This home has been thoughtfully designed with an impressive A-rating, helping your wallet! This home is the perfect blend of location, curb appeal and practicality.

## Situation

The village of Cam is situated alongside the Cotswold Way on the edge of the Cotswold Escarpment to the east of the River Severn and the Berkeley Vale. It is adjacent to the town of Dursley, convenient for Rednock Secondary School - [www.rednockschool.org.uk](http://www.rednockschool.org.uk) and a selection of wonderful primary schools. Cam and Dursley both have a good range of shops and there are large supermarkets in each location. Connections to the motorways are good, with junctions 13 and 14 of the M5 within easy reach to the north and south, plus there is the bonus of the Cam rail link. A great location surrounded by some beautiful countryside.

## Property Highlights, Accommodation & Services

- Immaculately Presented Three Bedroom Detached Home
- Built by Newland Homes in 2021 With The Remainder of The NHBC Warranty
- Downstairs Combined WC & Utility, Family Bathroom and En-suite Shower Room To Master
- Kitchen/Diner with Integrated Appliances & French Doors To The Rear Garden
- Off Street Parking For Two Cars Plus Single Garage
- Within Catchment of Rednock Secondary School and Cam Everlands Primary School
- Short Walk To Cam and Dursley Train Station
- Private and Enclosed Rear Garden with Lawn and a Tree-Lined Backdrop
- EPC A Rating - Gas Central Heating & Double Glazing
- Stroud District Council - Band D

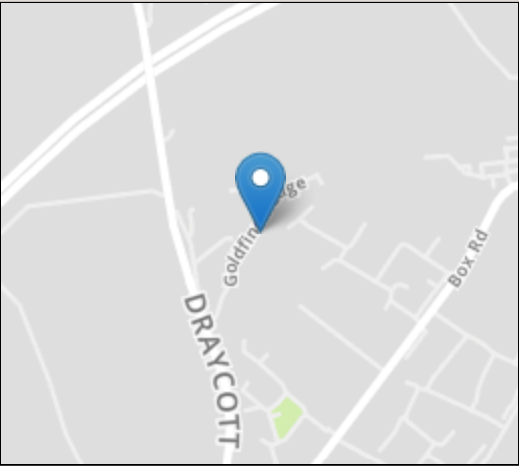
## Directions

From Wotton-under-Edge, head north on Bradley Road/B4060. Continue on the B4060 for about 4 miles, passing through North Nibley and heading toward Dursley. At the roundabout near Cam, take the A4135 toward Cam & Dursley. Turn left onto Box Road, then right onto Goldfinch Edge. No. 33 is found on your right-hand side, a short drive along the street.

**Local Authority & Council Tax** - Stroud District Council - Tax Band D

**Tenure** - Freehold

**Contact & Viewing** - Email: [mil\\_wottonsales@milburys.co.uk](mailto:mil_wottonsales@milburys.co.uk) Tel: 01453 842666



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A | 93                      | 94        |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |

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