



Immaculately Presented Family Home  
3 Bedroom Semi-Detached Home  
Brunel Road, Cam, Dursley, GL11

Guide Price £330,000  
[www.griffithnobes.co.uk](http://www.griffithnobes.co.uk)





SEMI-DETACHED PROPERTY | FAMILY HOME | THREE BEDROOMS | MASTER BEDROOM WITH ENSUITE  
FITTED WARDROBES | MODERN KITCHEN | EXCEPTIONALLY WELL PRESENTED | ENCLOSED REAR GARDEN  
EPC RATING: B | GAS CENTRAL HEATING | DOUBLE GLAZING | DRIVEWAY PARKING | SINGLE GARAGE

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## Brunel Road, Cam, Dursley, GL11

Nestled in the heart of the much-desired Taylor Wimpey development, this semi-detached gem is thoughtfully designed for families or professionals. Spread across three floors, it boasts three well-appointed bedrooms, each offering its own slice of comfort and privacy.

The star of the show is the master bedroom, a sanctuary on the top floor, complete with a sleek en-suite and built-in wardrobes, ensuring your retreat is both stylish and practical. The property shines with exceptional presentation, from the welcoming entrance to the meticulously designed spaces that flow effortlessly throughout.

Location is everything, and this home delivers with its proximity to the Cam and Durley Railway station, making commutes to Bristol, Gloucester, and Cheltenham a breeze. Yet, it's not just about the convenience; it's about the lifestyle. With picturesque countryside walks and views at your doorstep, finding the perfect work-life balance has never been easier.

The ground floor is where everyday life unfolds in elegance, featuring an immaculate kitchen that's both modern and inviting, alongside a handy cloakroom. The lounge, with its cosy ambiance and French doors, not only bathes the space in natural light but also provides convenient access to the rear garden.

Step outside to discover a low-maintenance haven, where artificial grass and a charming patio area await your family gatherings and quiet moments alike. The garden, enclosed for privacy, becomes your own slice of outdoor bliss.

Practicality is not overlooked, with a single garage and tandem parking for two cars ensuring your vehicles are well-accommodated. Modern comforts such as mains gas central heating and double glazing are the cherries on top, providing a cosy haven regardless of the season.

This home is not just a place to live; it's a lifestyle choice for those seeking the perfect balance of accessibility, beauty, and comfort. Don't miss the opportunity to make this exceptional property your own.



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## Floor Plan and 3D Virtual Tour Coming Soon

Council Tax Band: **C (£1,902.57)** Tenure: **Freehold**  
Management Charge of Approximately £200 per annum applies.

Utilities: **Mains Gas, Mains Water, Mains Sewer.**

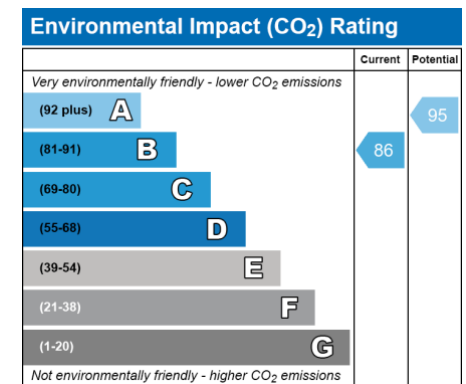
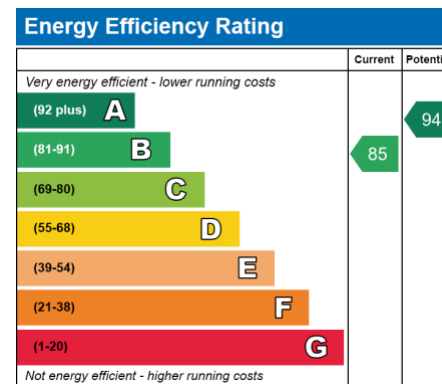
Broadband: **Standard up to 17Mbps\*, Ultrafast up to 940Mbps\***

Phone Network: **EE, Three, o2, Vodafone\***

\*Information obtained from Ofcom Website, March 2024.

Viewings available by appointment only.

Tel: 01453 799938 or E-Mail: [hello@griffithnobes.co.uk](mailto:hello@griffithnobes.co.uk) for further details.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2023. Produced for Griffith Nobes Lettings and Management Ltd. REF: 1025847



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We work with a number of companies that provide services that may be of interest to you, and where you take up a referral, we may earn an average fee of £100.00.

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