



1a Parklands Orchard

Whitminster, Gloucester, GL2 7PE

Offers over £580,000



Murdock and Wasley Estate Agents are delighted to present this stunning four-bedroom detached home, perfectly situated in a sought-after cul-de-sac in the charming village of Whitminster.

Built in 2021 by Newland Homes, this modern property seamlessly combines contemporary style with practical family living. The thoughtfully designed layout features an open-plan kitchen and dining area that flows effortlessly into a bright conservatory, a separate living room, and four well-proportioned bedrooms, including a master with an en-suite. Additional benefits include a garage and driveway, a private south-facing rear garden, and the reassurance of the remaining NHBC warranty.



Entrance Hall

Accessed via composite door, power points, radiator, stairs to first floor with cupboard beneath, doors lead off:

Cloakroom

Suite comprising: wall-mounted wash hand basin with mixer tap, low-level wc, radiator, part tiled walls, front aspect upvc double glazed window.

Lounge

Wall-mounted television, power points, radiator, feature gas fireplace, coving, front aspect UPVC double-glazed bay window with a built-in bench and integrated storage.

Kitchen/Diner

Range of wall base and drawer mounted units, one and a half sink unit with mixer tap over, quartz worksurfaces, eye-level double oven and grill. Island unit with breakfast bar, drawers and power points. five ring gas hob with extractor above. Appliance points, power points, radiators. American style fridge/freezer. space for dining table and chairs. Inset ceiling spotlights, Decorative wall panelling, side and rear aspect upvc double glazed window. Opening to:

Conservatory

Power points, radiator, upvc double glazed side and rear aspect windows with French doors that open into the garden.

Utility

Wall and base mounted units, one and a half sink unit with mixer tap over. Power points, radiator. Washing machine and tumble dryer. Double glazed door to side.

First Floor Landing

Power points, radiator. Storage Cupboards with one housing immersion tank. Access to loft space via hatch. Side aspect upvc double glazed window. Doors lead off:

Bedroom One

Telephone point, power points, radiator, built in wardrobes with sliding mirrored doors, decorative wall panelling, coving, rear aspect upvc double glazed window. Door to:

Ensuite

Suite comprising: double step in shower with shower off the mains, pedestal wash hand basin with mixer tap, heated towel rail, part tiled walls, shaver point, inset ceiling spotlights. Side aspect upvc double glazed window.

Bedroom Two

Power points, radiator, built in double wardrobe, rear aspect upvc double glazed window.

Bedroom Three

Power points, radiator, front aspect upvc double glazed window.

Bedroom Four

Power points, radiator, front aspect upvc double glazed window.

Bathroom

Suite comprising: Pannelled bath with shower off the mains, wall-mounted wash hand basin with mixer tap, low-level wc heated towel rail, part tiled walls, inset ceiling spotlights. Side aspect upvc double glazed window

Outside

At the front of the property, there is a tarmac and gravel driveway leading up to the garage, bordered by a neatly maintained lawn surrounded by mature bushes.

To the rear, the property boasts a private, south-facing garden, primarily laid with artificial grass. A separate patio seating area provides an ideal space for outdoor relaxation, complemented by raised flower beds filled with a variety of plants and bushes. The garden is fully enclosed by wood panel fencing, with a gated side entrance for convenience. An access door leads to:

Garage

Up 'n' over door, power and lighting. Storage space above.

Agent Note

This property offers a rare opportunity to come fully furnished, including televisions and essential white goods. Speak to one of the team to find out more.

Tenure

Freehold.

Estate Management Charge of £450 pa

Services

Mains water, gas, electricity and drainage.

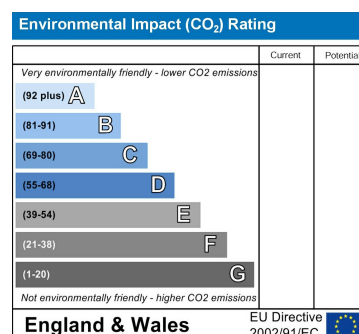
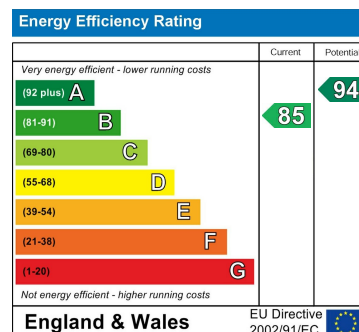
Local Authority

Stroud District Council

Council Tax Band: E

Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



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