



5 Little Holbury

Whitminster, Gloucester, GL2 7NW

£495,000



Murdock & Wasley Estate Agents are delighted to present this four-bedroom detached family home, located in the sought-after village of Whitminster. Offering excellent access to both the M5 and A38, the property is ideally positioned for commuters travelling north or south.

The accommodation is both spacious and flexible, comprising three reception rooms that offer plenty of space for family living and entertaining. Upstairs, the master bedroom benefits from its own en-suite, accompanied by three further generously sized double bedrooms, providing comfort and versatility for the whole household.

Externally, the home enjoys a private enclosed rear garden, driveway parking, and a garage, creating a superb opportunity that should not be missed.



Entrance Hall

Radiator, Karndean LVT flooring, stairs to first floor landing, under stairs storage cupboard. Doors lead off:

Kitchen

Range of base, wall and drawer mounted units, Earthstone surfaces, ceramic sink unit with mixer tap over. Appliance points, power points, eye level double oven/ grill, gas hob with extractor hood over, integral dishwasher, space for American fridge/ freezer. Partly tiled walls, radiator, feature lighting, Italian porcelain tiled flooring, rear aspect upvc double glazed window. Door to:

Utility

Base of wall and drawer mounted units, Earthstone surface, stainless steel sink unit with mixer tap over. Appliance points, power points. Space for washing machine, partly tiled walls, side aspect upvc double glazed door. Door to:

Cloakroom

Low level wc, vanity wash hand basin with mixer tap over and storage below. Heated towel rail, partly tiled walls, tiled flooring, rear aspect upvc double glazed window.

Lounge

Tv point, telephone point, power points, Karndean LVT flooring, feature gas fireplace with marble hearth, two radiators, dado rail, coving, front aspect upvc double glazed window. Bevelled glass French doors lead to the:

Dining Room

Power points, radiator, Karndean LVT flooring, space for dining table. Door to kitchen and:

Conservatory

Of brick and upvc construction with a polycarbonate roof. Power points, radiator, tiled flooring, two side aspect upvc double glazed doors.

Landing

Radiator, access to loft space, door to airing cupboard housing the Vallaint gas fired combination boiler. Doors lead off:

Master Bedroom

Power points, radiator, two sets of built in wardrobes, front aspect upvc double glazed window. Door to:

En-Suite

Suite comprising step in shower cubicle with shower off the mains, low level wc, vanity wash hand basin with mixer tap over and storage below. Heated towel rail, fully tiled walls, tiled flooring, inset ceiling spotlights, front aspect upvc double glazed window.

Bedroom Two

Power points, radiator, built in wardrobes, front aspect upvc double glazed window.

Bedroom Three

Power points, telephone point, radiator, rear aspect upvc double glazed window.

Bedroom Four

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

Bathroom

Suite comprising freestanding bath, low level wc, vanity wash hand basin with mixer tap over and storage below. Heated towel rail, fully tiled walls, tiled flooring, inset ceiling spotlights, rear aspect upvc double glazed window.

Outside

To the front of the property, a tarmac driveway provides off-road parking for two vehicles and leads to the garage, which is fitted with an up-and-over door, power, and lighting. Adjacent to the driveway is a well-maintained lawn bordered with mature shrubs and planting.

A wooden side gate gives access to the rear garden.

The rear garden is fully enclosed and features a flagstone and block-paved patio, perfect for outdoor furniture and entertaining, which extends onto a lawn bordered by established hedging and wooden panel fencing.

Agents note

All measurements in bedrooms are taken from the built in wardrobes (smallest measurement), wall-to-wall measurements can be supplied on request.

Tenure

Freehold

Local Authority

Stroud District Council
Council Tax Band: E

Services

Mains water, gas, electricity and drainage.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	71
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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