



Well Presented Family Home
5 Bedroom Detached Home
Little Holbury, Whitminster, Gloucester, GL2

Guide Price £550,000
www.griffithnobes.co.uk



DETACHED FAMILY HOME | VILLAGE SETTING | SIX BEDROOMS | SET OVER THREE FLOORS | EN-SUITE MASTER BEDROOM

TWO BATHROOMS | DOWNSTAIRS CLOAKROOM | UTILITY/PANTRY | GROUND FLOOR STUDY/OFFICE WORKSPACE

EPC RATING: C | GAS CENTRAL HEATING | DOUBLE GLAZING | DRIVEWAY PARKING | DOUBLE GARAGE

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Proudly presenting this five-bedroom detached family home, nestled in the picturesque village of Whitminster, Gloucester. This expansive residence is perfect for growing families and professionals seeking a peaceful yet connected lifestyle, offering versatile spaces for home working, accommodating guests, and more.

As you step through the welcoming entrance hall, you are greeted by a spacious lounge that exudes warmth and comfort, ideal for family gatherings. A ground floor study/office workroom provides a private space ideal for organisation or home working. The heart of this home is the large kitchen/dining area, featuring modern amenities and overlooking the beautifully landscaped rear garden—perfect for alfresco dining and entertaining. The utility room/pantry, accessible directly from the kitchen, features a convenient back door leading outdoors.

The property is thoughtfully spread over three levels. The first floor hosts the spacious master bedroom complete with an en-suite W.C./shower room. Three additional well-proportioned bedrooms and a stylish family bathroom complete this level, catering effortlessly to family life.

The second floor reveals a converted loft offering one further double bedroom complete with Velux windows, as well as an additional loft room, offering flexibility for use as bedrooms, guest room, or perhaps an additional home office, or simply convenient storage space. This floor also benefits from its own bathroom.

Situated in a prime location, this home benefits from easy access to both the M5 and A38, placing the cities of Bristol, Cheltenham, and Gloucester within easy reach—ideal for commuters. The local Whitminster Endowed Church of England Primary School is a great source of pride in the village, and offers educational opportunities in a serene village setting, adding to the family appeal.

Outside, the property doesn't disappoint with its private hedged garden, mainly laid to lawn with a charming patio area for enjoying the outdoors. The addition of a double garage with added storage and ample front parking enhances the practicality of this delightful home. This property is not just a house; it's a warm and inviting home ready to be filled with new memories. Discover the perfect blend of village charm and convenient living in Whitminster.

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| Energy Efficiency Rating | | Current | Potential |
|--|--|---------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 73 | 81 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |

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Approximate Area = 1900 sq ft / 176.5 sq m
 Limited Use Area(s) = 377 sq ft / 35 sq m
 Garage = 311 sq ft / 28.8 sq m
 Total = 2588 sq ft / 240.3 sq m
 For identification only - Not to scale



Denotes restricted head height

Council Tax Band: F (£3167.16) Tenure: Freehold. EPC Rating: C

Utilities: Mains Gas, Mains Water, Mains Sewer.

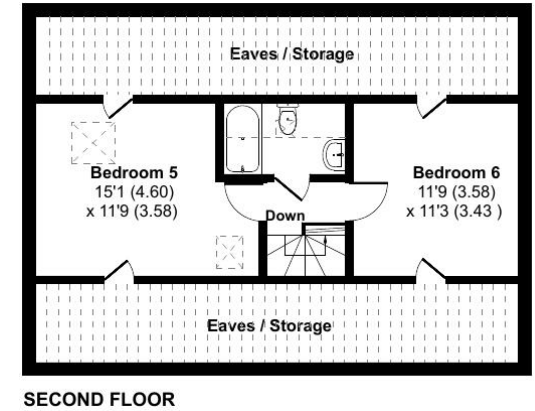
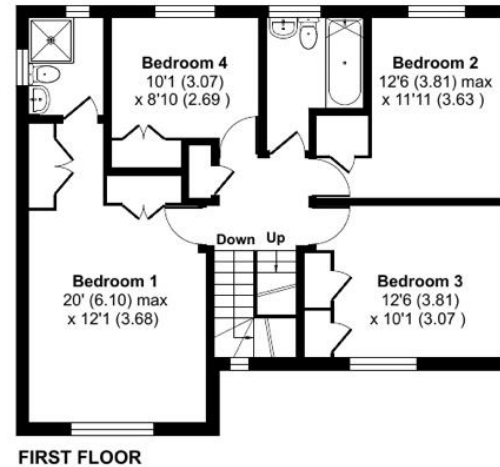
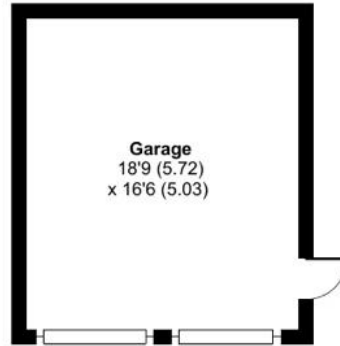
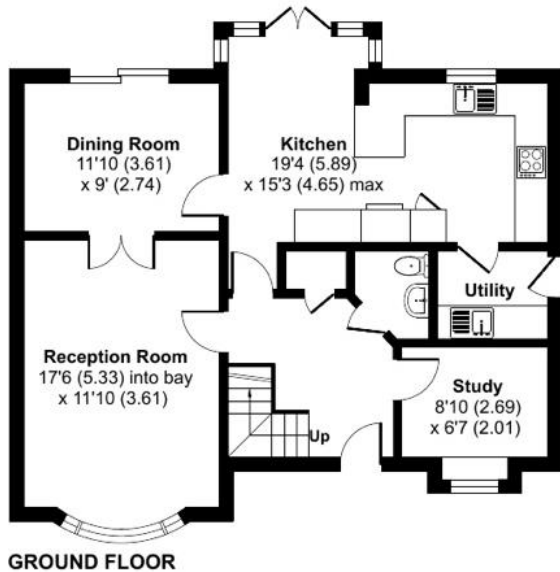
Broadband: Standard up to 4Mbps*, Ultrafast up to 1000Mbps*

Phone Network: EE, Three, o2, Vodafone*

*Information obtained from Ofcom Website, April 2024.

Viewings available by appointment only.

Tel: 01453 799938 or E-Mail: hello@griffithnobes.co.uk for further details.



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



IMPORTANT NOTE:

These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The Seller does not make or give, nor do Griffith Nobes Lettings and Management Ltd ("we") or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property which are NOT included unless specified in writing.

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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