



R B WALTERS
ESTATE AGENTS



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*Kidnams Walk, Whitminster,
Gloucestershire, GL2 7NL.*

£390,000

This beautifully presented home has been enhanced by the current owners with the conversion of the garage to provide a larger open plan kitchen/ dining/ family and office space which is certain to be the beating heart where you can enjoy time looking out across the garden to the fields and hills in the distance.

Situated in a small residential close in this popular and sought after location the property is an ideal family home due to the proximity of the good local schools, access to the M5 motorway and the surrounding towns of Gloucester and Stroud where you will find main line rail links to London Paddington.

The ground floor has a cloakroom, good size living room and the open plan area to the rear. Originally a kitchen/ diner, the garage has been converted and can be used as a separate sitting room, larger dining room or home/office. Spreading across the back of the house with windows and doors overlooking the garden this wonderful space is completely private due to having no other properties situated behind. Upstairs there are three bedrooms, an ensuite to the master bedroom and a family bathroom.

Outside the rear garden is enclosed and backs onto fields and there is off road parking for two cars.

Services

Mains Gas Central Heating, Electric, Mains Water and Drainage, Broadband Available.

Entrance Hall

Living Room

16' 6" x 9' 9" (5.03m x 2.97m)

Kitchen/Breakfast Room

16' 2" x 8' 11" (4.92m x 2.72m)

Dining Room/Utility/Office

15' 4" x 7' 8" (4.67m x 2.34m)

WC

3' 11" x 2' 9" (1.19m x 0.84m)

First Floor Landing

Bedroom

13' 5" x 9' 4" (4.09m x 2.84m)

Ensuite

7' 3" x 4' 7" (2.21m x 1.40m)





Bedroom

10' 3" x 9' 1" (3.12m x 2.77m)

Bedroom

7' 8" x 6' 9" (2.34m x 2.06m)

Bathroom

6' 3" x 6' 0" (1.90m x 1.83m)

Outside

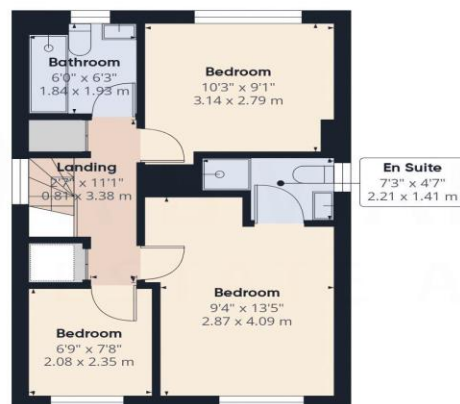
Driveway Parking

Rear Garden





Ground Floor



Floor 1



Approximate total area^m

911 ft²

84.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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