



Little Holbury, Gloucester, Gloucestershire, GL2 7NW
Offers Over £525,000

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EXCLUSIVE



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Hunters are delighted to offer this well balanced 4 bedroom detached family home, ideally placed for quick access onto the M5 or A38 making the commute either south or north that bit quicker. The property itself offers a welcoming entrance hall, study, WC and a bay fronted sitting room, also a flexible family room/garden room/dining room which looks onto the garden. There is an impressive sized kitchen dining room which looks over the garden and gives access to the utility room. To the first floor: An impressive master bedroom has two built-in double wardrobes and gives access to the en-suite shower room. There are 3 further bedrooms and a family bathroom on this level. Outside the property benefits from a rear garden which is laid to patio and lawn, and the property is set back behind the hedged front garden and driveway. There is a detached garage which has been part divided to create a small workshop area.





Amenities

Whitminster is a relatively small village and yet it enjoys the benefits of a local pub and hotel both often hosting village events. There is also a village store and Highfield Garden World where you can shop or dine in the popular restaurant/café. The village primary school is located within walking distance and retains a good reputation. Whitminster can be found alongside the A38 and is located within 1 mile of the M5 at junction 13, ideal for commuting either to the north or south. There is also easy access to Gloucester, Stonehouse or Stroud with comprehensive shopping and leisure facilities in all locations. There is a main line railway station in Stonehouse providing fast rail access to both London Paddington and Gloucester. This location is ideal for busy families and commuters who enjoy a countryside feel in a small, quiet cul de sac.

Entrance Hallway

Coir matting, staircase, double radiator, coats cupboard.

WC

Encased WC, wash basin with storage beneath, tiled splash-back, extractor, radiator, coving.

Sitting Room

Double glazed window to bay, double radiator, coal-effect gas fire with wooden mantle surround, double doors to dining room, coving.

Garden Room/Play Room/Dining Room

Double glazed patio door to garden, radiator, double doors to sitting room, door to kitchen, breakfast, room, coving.



Kitchen Dining Room

A good sized room overlooking the garden. Comprising a range of light oak wall and base units with worktops over, electric hob with extractor hood above, plumbing for dishwasher, one and a half bowl sink unit with mixer tap, integrated fridge freezer and Built-in double oven and grill. Double glazed window to the rear garden, additional double glazed French doors and windows onto the rear garden, door to utility room.

Utility Room

Light oak base unit with stainless steel sink, space for washing machine and tumble dryer. Door leading to side, radiator, extractor.

Study

Double glazed window to the front, radiator, coving.

First Floor Landing

Double glazed window to the front over the staircase, doors to bedrooms and bathroom.

Master Bedroom

Double glazed window to the front, radiator, two built-in double wardrobes, door to ensuite, shower room.

Ensuite Shower Room

Comprising a shower cubicle, WC, wash basin, and storage, radiator, fully tiled walls, extractor, double glazed window to rear and side.



Bedroom 2

Double glazed window to the front, built-in double wardrobe, radiator.

Bedroom 3

Double glazed window to the rear, radiator, built-in wardrobe.

Bedroom 4

Double glazed window to the rear, radiator, built-in double wardrobe.

Bathroom

Comprising a panelled bath with shower over, WC, wash basin and storage. Radiator, double glazed window, shaver light and point, extractor, fully tiled walls.

Outside

Front Garden & Driveway

The front garden is laid to grass within a hedged surround. A pathway leads to the door and on to meet the side gate. There is driveway parking for two cars, with the potential of possibly creating additional parking to the left of the garage.

Detached Double Garage

Double garage there is a double garage with twin up and overdoors, light and power with eaves for storage. Part of the garage has been divided creating a workshop area, this could easily be taken down.



Rear Garden

Laid to lawn with a patio area adjacent to the house. There is an outside tap, a variety of shrubs plants and trees to include apple and plum trees. There is a small arbour to the far corner.

Tenure

Freehold

Social Media

Like and share our Facebook page (@HuntersStroud) & Instagram Page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing your home.

Council Tax Band

Whitminster Parish Band F

Gold Award Winners

We are pleased to announce HUNTERS STROUD won the GOLD award AGAIN at the BRITISH PROPERTY AWARDS this year! So if would like to know the value of your own home & how we are different from our competitors, call us on 01453 764912 or email us at stroud@hunters.com for a free valuation.

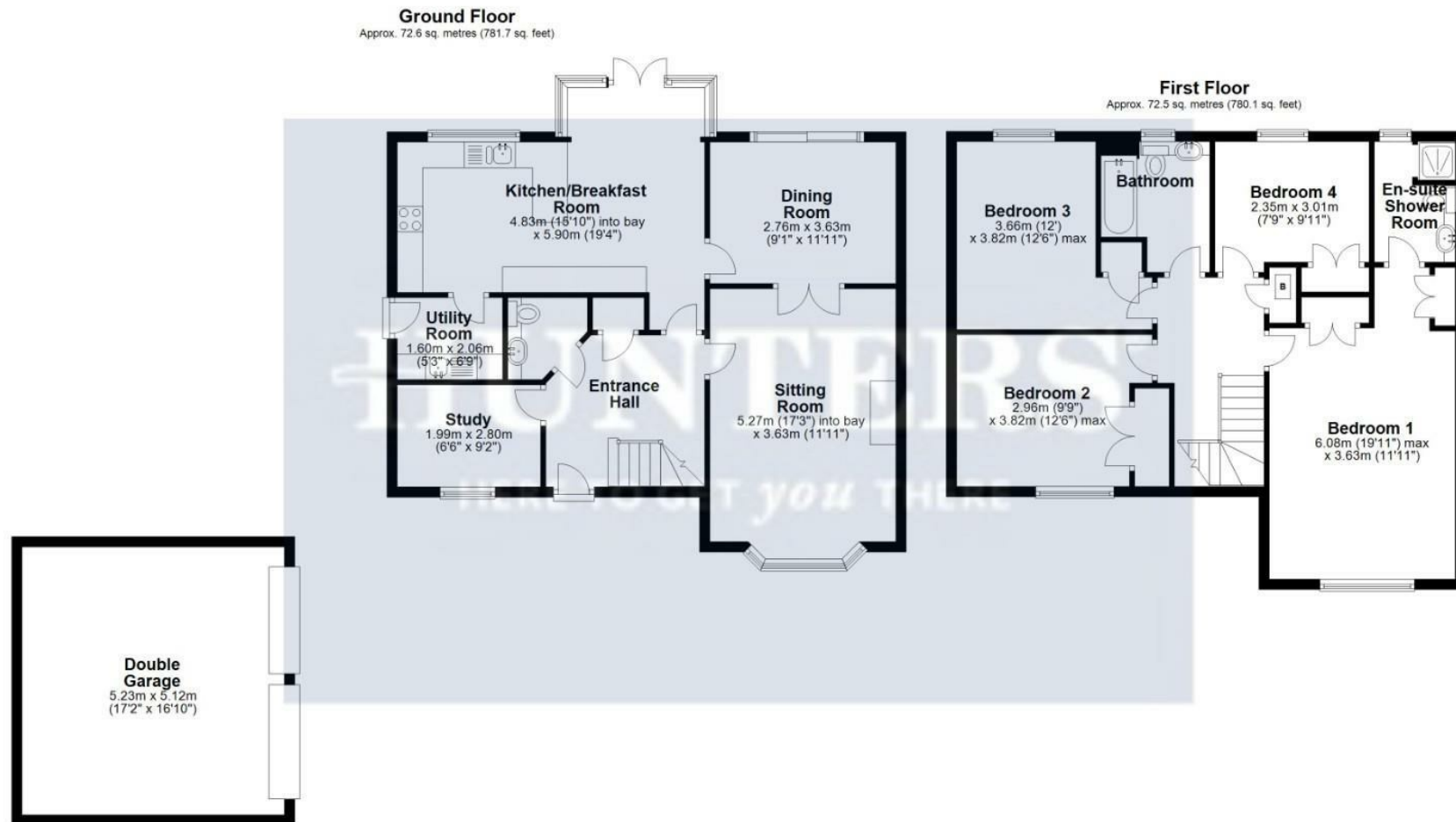


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	79
England & Wales	EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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Total area: approx. 145.1 sq. metres (1561.8 sq. feet)

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy.
Plan produced using PlanUp.

7 Little Holbury, GLOUCESTER

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
01453 764912 | Website: www.hunters.com

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