



4 Parklands Orchard, Whitminster, Gloucester, GL2 7PE
Guide Price £715,000

PETER JOY
Sales & Lettings



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Nestled within the Parkland Orchard estate lies this beautifully presented five-bedroom detached home. This spacious, open-plan layout spans over 2,252 sq. ft. across two floors, showcasing light and airy accommodation. Further benefits include double garaging, ample parking for multiple vehicles, and expansive landscaped gardens.

ENTRANCE, KITCHEN/DINING/SNUG, UTILITY, SITTING ROOM, CLOAKROOM, FIVE BEDROOMS, TWO WITH EN-SUITE BATHROOMS, FAMILY BATHROOM, PARKING FOR SEVERAL CARS, DOUBLE GARAGE, GARDEN, CLOSE TO LOCAL AMENITIES, PRESENTED IN VERY GOOD ORDER

Viewing by appointment only

The Old Chapel, Brimscombe, London Road, Stroud, GL5 2SA

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Description

Nestled within the Parkland Orchard Estate, lies this modern five-bedroom detached home offers spacious contemporary living across two floors. Upon entry, you are greeted by a spacious hallway that seamlessly connects to all ground floor rooms. The highlight of the home is the expansive kitchen/dining room/snug area, ideal for entertaining. This well-appointed kitchen boasts a range of wall and base units, integrated appliances, and French doors that open to the rear garden. A convenient utility room adjoins the kitchen. The hallway leads to the sitting room through double Oak doors. This impressive space, measuring 17'11 x 17'2, features front aspect views. As noted from the floorplan two bedrooms are also located on the ground floor, one of which includes an en-suite bathroom. The first floor houses three bedrooms. The main bedroom stands out with its en-suite bathroom and fitted wardrobes. The remaining bedrooms also offer built-in wardrobes, providing ample storage. A family bathroom and a spacious airing cupboard complete this level.

Outside

To the front of the property, you'll find a double garage and ample parking, enhanced by mature shrubs and post-and-rail fencing that define the boundary. Convenient side access from the driveway leads to the rear garden. Bathed in sunlight, the rear garden is primarily laid to lawn and bordered by fencing and beech trees. Two patio areas provide ideal spots for alfresco dining.

Location

Whitminster boasts an array of fantastic local facilities, including a well-regarded village Primary School, a convenient village shop, village hall, Highfield garden centre, and a mobile post office. The Whitminster playing field and pavilion provide an ideal backdrop for community football and cricket matches. Additionally, there's a recently constructed children's play area and skate ramp. The village also offers a variety of dining options, including The Whitminster Inn, serving a diverse range of Chinese, English, and Indian dishes, as well as The Old Forge Inn and The Fromebridge Mill. Situated just over a mile away, Junction 13 of the M5 motorway grants easy access to larger cities such as Gloucester, Cheltenham, and Bristol.

Directions

From Stroud, take Cainscross Road until you reach the roundabout. Take the first exit onto Dudbridge Road and follow the signs for the M5. Continue on the A419 over J13, taking the 3rd exit onto Bristol Road (A38). Just past the garden centre, take the left turn into School Lane. Continue along School Lane for around 800 meters, and you will note a turning on your left into Parkend Orchard. Continue into Parkend Orchard for a short distance, and you will note the property on your left.

Services

The property is freehold. Mains electricity, gas, water and drainage. The council tax band is G. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include standard, Superfast & Ultrafast broadband, and you are likely to have service from the main service providers (EE, Three, O2 and Vodafone)

Local Authority

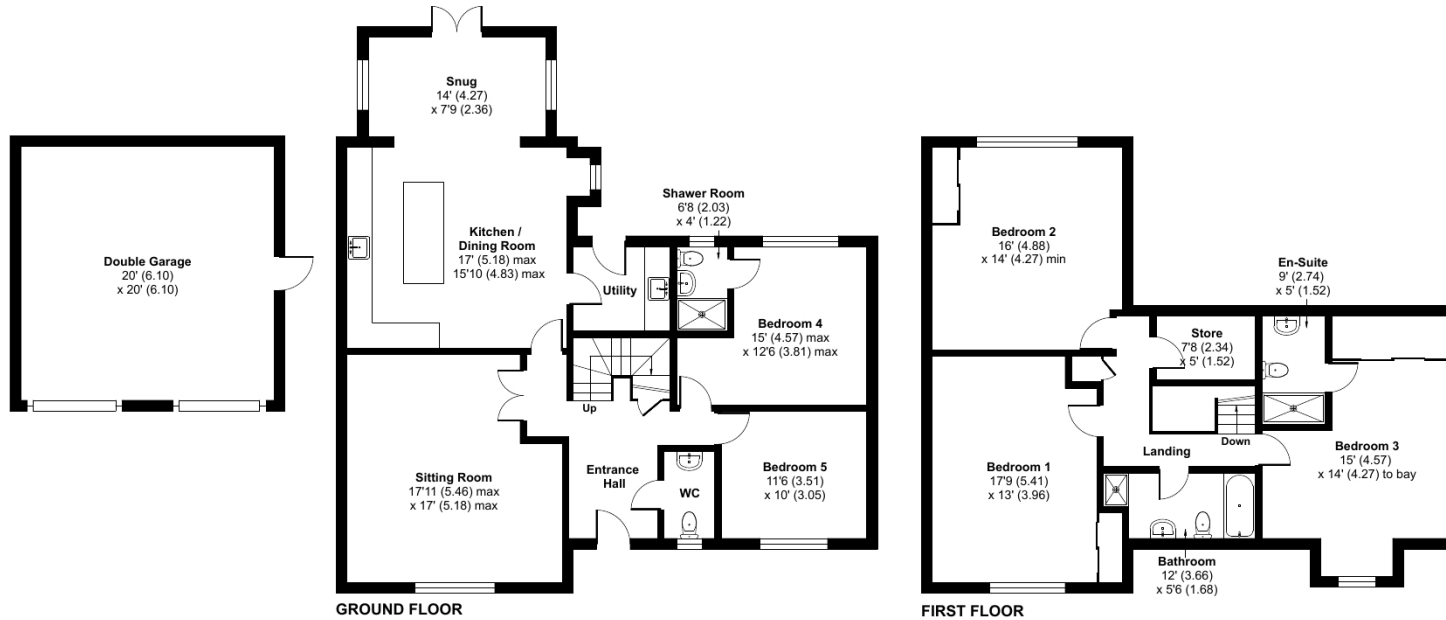
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



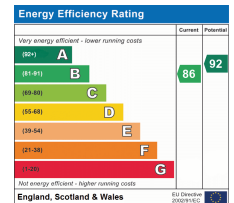
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Approximate Area = 2252 sq ft / 209.2 sq m
 Garage = 400 sq ft / 37.1 sq m
 Total = 2652 sq ft / 246.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Peter Joy Estate Agents. REF: 1131201



These sales particulars are prepared in good faith and are for general guidance only. We have not tested the services, appliances and fittings nor carried out a detailed survey and interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Room sizes are internal and should not be relied upon for carpets and furnishings. Any plan is for layout and guidance only. Notice is given that all fixtures, fittings, carpets, curtains/blinds and kitchen equipment are deemed removable by the vendor unless specifically itemised within those particulars.