



10 Martins Paddock

Whitminster, Gloucester, GL2 7LP

£575,000



Murdock & Wasley Estate Agents are thrilled to present this newly built four-bedroom detached home, situated in the beautiful village of Whitminster. The village offers a range of local amenities, including a primary school, village shop, village hall and garden centre, along with several places to eat such as The Whitminster Inn, The Old Forge and The Fromebridge Mill. Junction 13 of the M5 is also within easy reach, providing convenient access north and south.

Forming part of an exclusive collection of contemporary zero-carbon homes, this beautifully designed property offers stylish and energy-efficient living, finished to a high-quality specification with a range of Climate Considerate features included as standard.

Combining modern design, sustainable living and a well-connected village location, this impressive four-bedroom detached home provides an excellent opportunity for a range of buyers.



Entrance Hall

Accessed via upvc composited door, power points, door to storage cupboard, stairs to first floor landing, understairs storage cupboard, Amtico flooring. Doors lead off:

Lounge

Tv point, power points, front aspect upvc double glazed window.

Cloakroom

Low level wc, wall mounted wash hand basin with mixer tap over, tiled splashback, tiled flooring.

Kitchen

Range of base, drawer and wall-mounted units with soft-close cabinetry, porcelain worksurfaces, one and a half bowl stainless sink unit with mixer tap over. Appliance points, power points, eye level double oven/grill, induction hob with extractor hood over, integral dishwasher and fridge/freezer. Island with porcelain worktop and storage below, inset ceiling spotlights, Amtico flooring.

Dining/Family Area

Power points, tv point, space for dining table and chairs, Amtico flooring, rear aspect upvc double glazed windows and French doors leading to the garden.

Utility Room

Base and wall mounted units, Quartz worktop, stainless steel sink unit with mixer tap over. Power points, space for washing machine and tumble dryer, side aspect upvc double glazed door.

Landing

Radiator, access to loft space, two airing cupboards, side aspect upvc double glazed window. Doors lead off:

Bedroom One

Tv points, power points, radiator, fitted wardrobes, rear aspect upvc double glazed window. Door to:

En-Suite

Suite comprising step in shower cubicle with shower off the mains over, low level wc, pedestal wash hand basin with mixer tap over. Heated towel rail, inset ceiling spotlights, side aspect upvc frosted double glazed window.

Bedroom Two

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

Bedroom Three

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

Bedroom Four

Power points, radiator, front aspect upvc double glazed window.

Bathroom

Suite comprising panelled bath with shower off the mains over, low level wc, wall mounted wash hand basin with mixer tap over. Partly tiled walls, heated towel rail, tiled flooring, side aspect upvc frosted double glazed window.

Outside

To the front of the property, a paved pathway leads to the front door, sheltered by a canopy porch and bordered by decorative stone and greenery.

To the side, a tarmac driveway provides off-road parking and leads to the garage, which is accessed via an up-and-over door and benefits from power and lighting. An EV charging point is also provided.

Tenure & Charges

Freehold.

Annual service charge of £579.20 per year paid to Meadfleet Open Space Management.

Local Authority

Stroud District Council- TBC Band

Services

Mains Water, gas, electricity & water.

Awaiting Vendor Approval

These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.

Agents Note

Predicted EPC - A|96



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		
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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLoucester 01452 682952 WWW.MWEA.CO.UK

Murdoch & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

