



**The Prestbury, Upton's Garden, Whitminster, GL2 7LP**  
**£595,000**





# The Prestbury, Upton's Garden, Whitminster, GL2 7LP



- Plot 2 The Prestbury measuring 1,449sq ft
- Three double bedrooms and a single bedroom
- Open plan kitchen/diner/sun lounge finished to a high specification
- Additional cosy living room
- Utility room and downstairs cloakroom
- Enclosed rear garden and single garage
- Added features creating a zero carbon home
- Freehold
- Council tax band TBC upon completion
- Energy efficient zero carbon home

Regent House, 1 Bath Road, Stonehouse, GL10 2JD

01453 827640

stonehouse@naylorpowell.com

www.naylorpowell.com

£595,000

## Accommodation

Upon entry to the property you are met by a light and airy entrance hall giving access to living room, kitchen/diner, cloakroom, under-stairs storage cupboard and stairs rising to the first floor. The kitchen/diner/sun lounge has been designed to be the hub of the home with the modern family in mind, with a range of wall and base units there are appliances to include one and a half bowl sink with mixer tap and drainer, dual eye-level oven and combination microwave, fridge/freezer and five ring electric hob. The property has a cosy living room for quiet evenings and a handy utility room and cloakroom. On the first floor, there are three double bedrooms, principal with en-suite shower room, a single bedroom and a family bathroom.

## Kitchen Specification

Across all of the properties, the kitchen has been designed to become the heart of the home. The Prestbury benefits from the following:

- Bespoke Kitchens by Peter Clinch with soft close cabinetry
- Choice of laminate worktops to kitchen and utility (Porcelain upgrade available)\*
- Stainless steel 1.5 bowl sink
- Contemporary mono side-lever tap
- Neff single multi-function oven with secondary oven with combination microwave
- Neff 5 zone induction hob
- Neff integrated dishwasher
- Integrated 50/50 fridge and freezer
- Integrated eco bins to assist with recycling
- Plumbing for washing machine and tumble dryer space

\*There may be additional charges applicable.

## Bathroom and En-Suite Specification

The specification for the wash rooms within the property are as follows:

- Villeroy & Boch sanitaryware
- Hansgrohe tapware
- Hansgrohe jet rain shower with handset to bathroom and en-suites with bathscreen (where applicable)
- Choice of ceramic Porcelanosa wall tiles\*

- Choice of ceramic flooring to bathroom and en-suites\*
- Curved chrome towel radiator in bathrooms and en-suites
- Illuminated bathroom mirror with shaver socket, light and demist function (check with Sales Consultant)
- Optional vanity units\*

\*There may be additional charges applicable.

## Internal Finish

The properties are beautifully finished and offer a great space for the ever growing family. The internal space is completed with the following:

- Premdor one panel doors in white with chrome ironmongery
- Woodwork finished in pure brilliant white satinwood
- Matt emulsion walls in matt white
- Smooth ceilings in matt white
- Principal bedroom with sliding wardrobe (check with Sales Consultant)
- Optional additional sliding wardrobes in other bedrooms (check with Sales Consultant for rooms applicable)
- Optional carpet and hard flooring packages available\*

\*There may be additional charges applicable.

## External Finish

As well as a garden and off-road parking, externally the property benefits from the following:

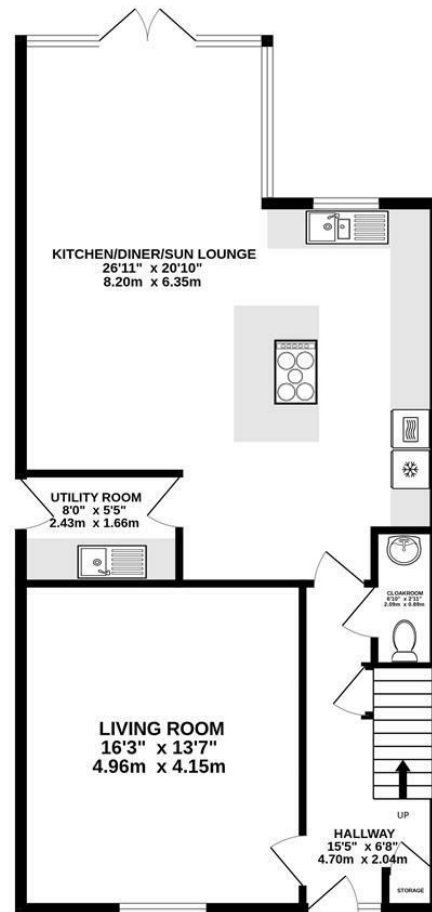
- Quality facing external finishes including brick and cladding
- Black rainwater goods
- PVCu double glazed energy efficient windows and French doors
- Front door with 3-point locking
- Chrome heritage brass door numerals
- Turf to rear gardens with frontages landscaped as shown on development landscaping masterplan
- Outside tap (check with Sales Consultant for homes applicable)
- Power and light to garage (check with Sales Consultant for homes applicable)

## Electrical Features

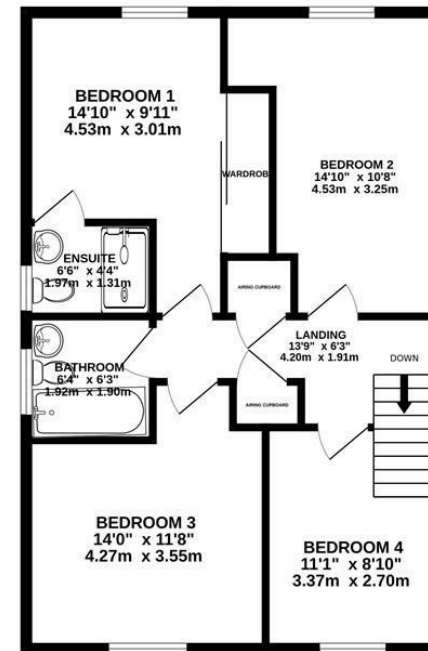
To create the ideal modern family home, the electrical finishes are as follows:



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	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	





