



Paynes Meadow, Gloucester GL2 7PS
Offers In The Region Of £360,000



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- Sizeable detached family home
- Four double bedrooms
- Views over surrounding fields
- Cul-de-sac location
- In need of modernisation
- Chain free
- EPC rating: E50



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

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Accommodation

A spacious porch with sliding doors welcomes you into this family home. Leading on from the porch is a sizeable entrance hall, with doors to the ground floor accommodation and stairs leading to the first floor. To the left is the living room, generous in size and light, it offers an open fireplace and opens into the dining area. The dining area offers sliding doors to the patio and offers views of the garden. The utility room at the end of the hallway comprises sink, WC, plumbing for a washing machine, and base and wall units with work surface over. The good-sized kitchen boasts matching wall and base units, breakfast bar, space for a dishwasher and large oven. There is a door to the side path that leads to the garden. On the first floor, there are four double bedrooms, two to the front of the home and two to the rear boasting picturesque views. The generous bedrooms are serviced by the family bathroom that comprises sink, WC, corner shower cubicle. The family home also benefits from plenty of storage throughout and an integral garage.

Outside

To the front of the property the driveway will, in addition to the garage, accommodate a further two cars. There is also a front area of lawn, offering a range of mature trees and shrubs. There are paths either side of the property, offering gated side access to the rear garden. Walking into the garden, you are greeted with a patio area and raised beds. The garden boasts a broad range of plants, trees and shrubs, that have been lovingly looked after. The garden is fully enclosed with a range of hedgerows and fencing.

Location

Whitminster benefits from a range of excellent local amenities which include a popular village Primary School, village shop, village hall, Highfield garden centre, and a mobile post office. Whitminster playing field and pavilion offer the perfect setting for the community football and cricket games. There is a recently built children's play area and skate ramp. There are several eateries within the village such as The Whitminster Inn offering a selection of Chinese, English and Indian cuisine, The Old Forge Inn and The Fromebridge Mill. Junction 13 of the M5 motorway is just over 1 mile providing easy and convenient access to Gloucester, Cheltenham and Bristol.

Tenure, Services and Local Authority

Freehold.

All mains services are believed to be connected to the property.

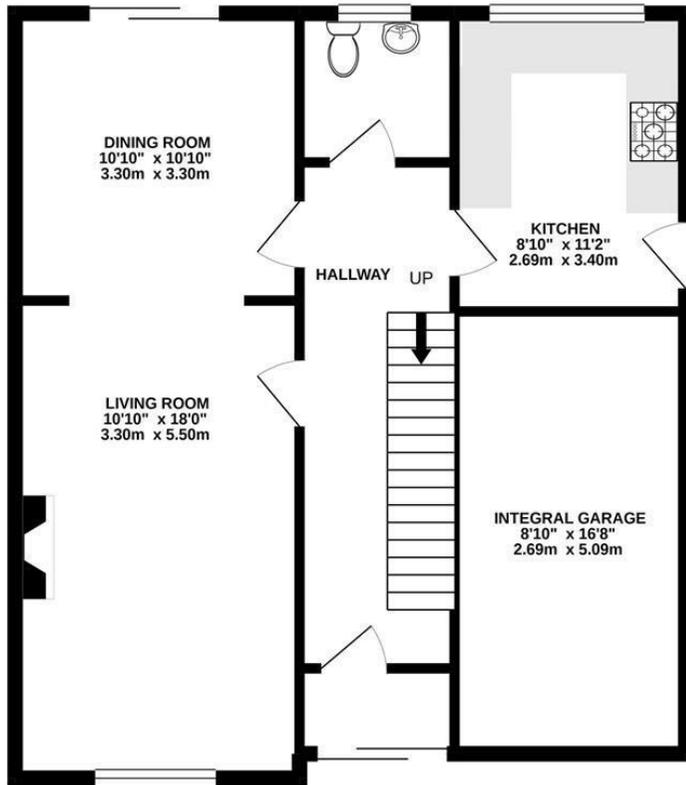
Stroud District Council. Tax Band E. £2,377.95

Directions

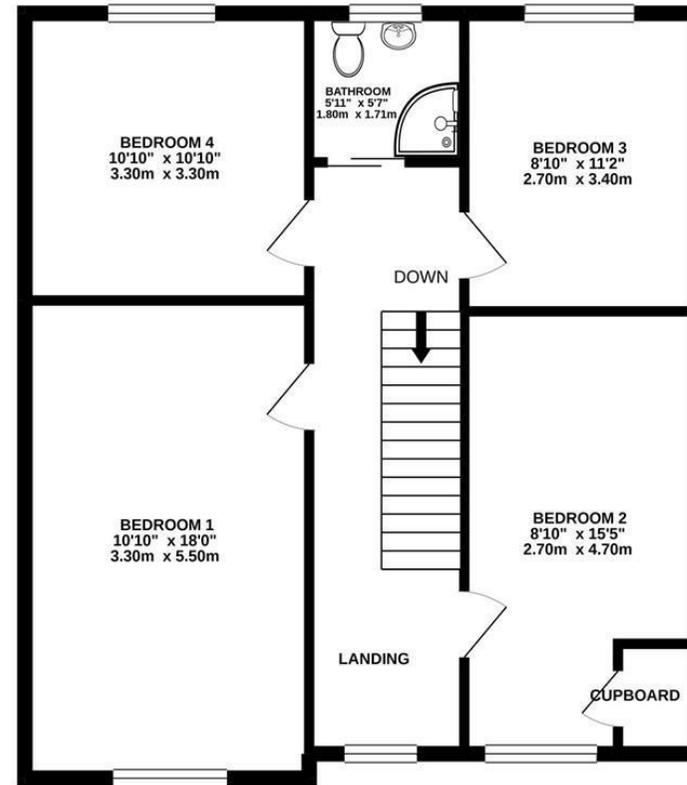
From our office in Stonehouse, turn left onto the Bath Road and at the Horse Trough roundabout, take the third exit onto the A419. Continue over several roundabouts until you reach the A38 roundabout and take the third exit sign posted for Gloucester. Continue along this road and just after Highfield Garden Centre turn left onto School Lane, then right onto The Close and follow the road on round. Finally turn right onto Paynes Meadow and the property will be found on the right-hand side at the bottom of the cul-de-sac.



GROUND FLOOR
720 sq.ft. (66.9 sq.m.) approx.



1ST FLOOR
724 sq.ft. (67.3 sq.m.) approx.



TOTAL FLOOR AREA: 1444 sq.ft. (134.2 sq.m.) approx.

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.
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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.

