



72 The Holly Grove, Quedgeley - GL2 4UX
£395,000



72 The Holly Grove

Quedgeley, Gloucester

This deceptively spacious property sits in a quiet corner of Quedgeley and is presented in show-home condition.

A front door opens into an entrance hall with cloakroom and through to a modern kitchen / dining room. To the rear of the property, a large living room opens out to a conservatory with solid roof and out to the rear garden.

Stairs lead to the first floor landing which gives access to four double bedrooms. Completing the property, the contemporary family bathroom is fitted with WC, basin and bath with shower.

To the front, a driveway gives access to the garage while a large garden is to the rear and mostly laid to lawn.

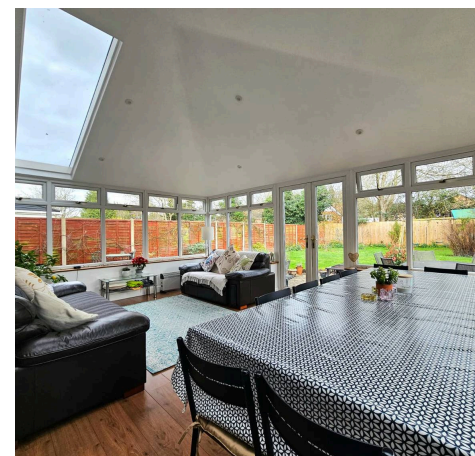
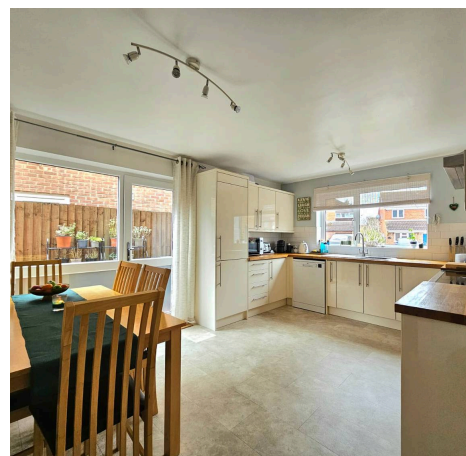
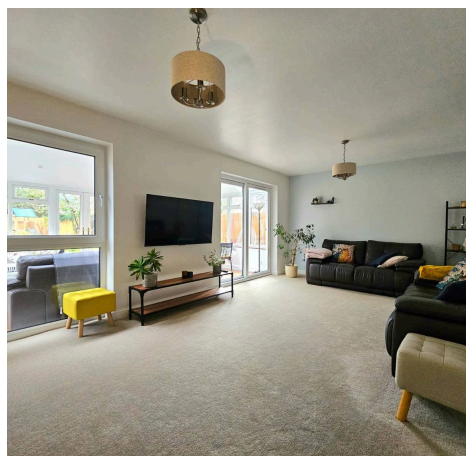
The Holly Grove offers excellent access to local amenities within Quedgeley while giving easy access to the M5 motorway. The property has been very well cared for in its current ownership and is immaculately presented.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Entrance Hall

5' 11" x 7' 3" (1.81m x 2.20m)

Upvc front door with frosted double glazed window. Radiator. Vinyl flooring.

Kitchen

18' 5" x 11' 2" (5.62m x 3.41m)

Modern kitchen with a range of wall, base and drawer units. Solid wood worktop. Double sink with draining board and mixer tap. Range cooker with extractor hood. Dishwasher. Fitted fridge freezer. Double glazed window to front and double glazed window with door to side. Part tiled walls. Vinyl floor.

Living Room

11' 8" x 20' 3" (3.56m x 6.16m)

Double glazed window and patio doors to conservatory. Carpet. Two radiators.

Conservatory

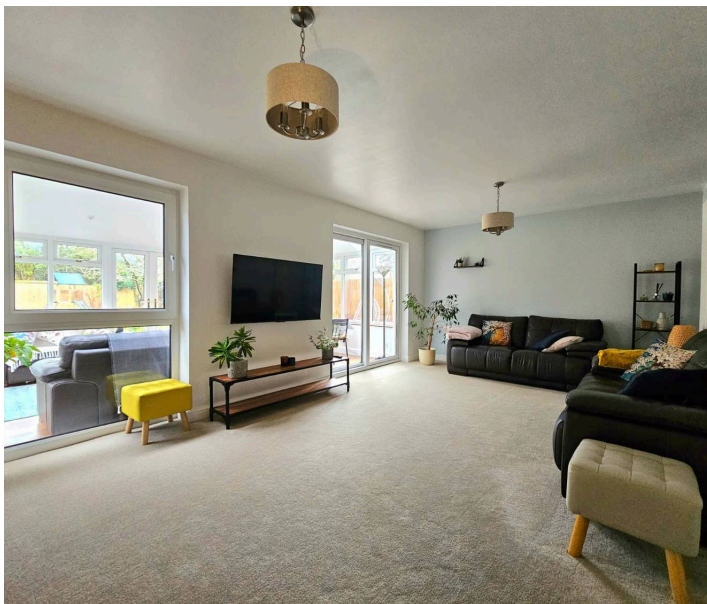
13' 0" x 18' 11" (3.95m x 5.76m)

Double glazed window surround to rear. French doors to rear. Laminate flooring.

Cloakroom

2' 11" x 8' 7" (0.89m x 2.62m)

Frosted double glazed window to side. WC. Basin. Heated towel rail. Cupboard. Vinyl flooring.





First Floor Landing

6' 2" x 14' 6" (1.88m x 4.41m)

Frosted double glazed window to side. Access to loft via hatch. Carpet. Radiator. Airing cupboard.

Bedroom One

11' 5" x 12' 0" (3.47m x 3.65m)

Double glazed window to rear. Carpet Radiator.

Bedroom Two

10' 4" x 11' 5" (3.16m x 3.47m)

Double glazed window to front. Carpet. Radiator. Cupboard.

Bedroom Three

11' 10" x 8' 8" (3.61m x 2.64m)

Double glazed window to rear. Carpet. Radiator.

Bedroom Four

9' 11" x 8' 8" (3.03m x 2.65m)

Double glazed window to front. Carpet. Radiator.

Bathroom

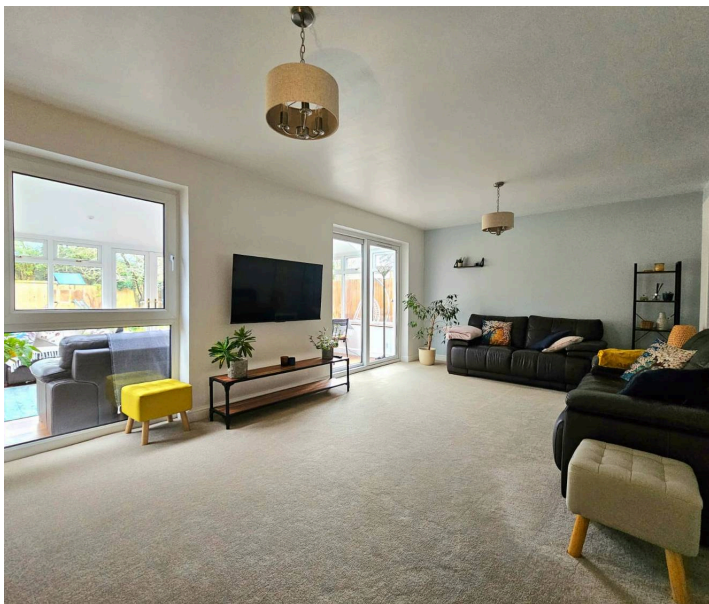
8' 3" x 5' 6" (2.51m x 1.67m)

Two frosted double glazed windows to side. WC. Basin. Bath with shower over. Heated towel rail. Tiled walls and flooring.

Garage

17' 1" x 9' 3" (5.20m x 2.83m)

Up and over door. Lighting and electric. Water supply for washing machine. Boiler.

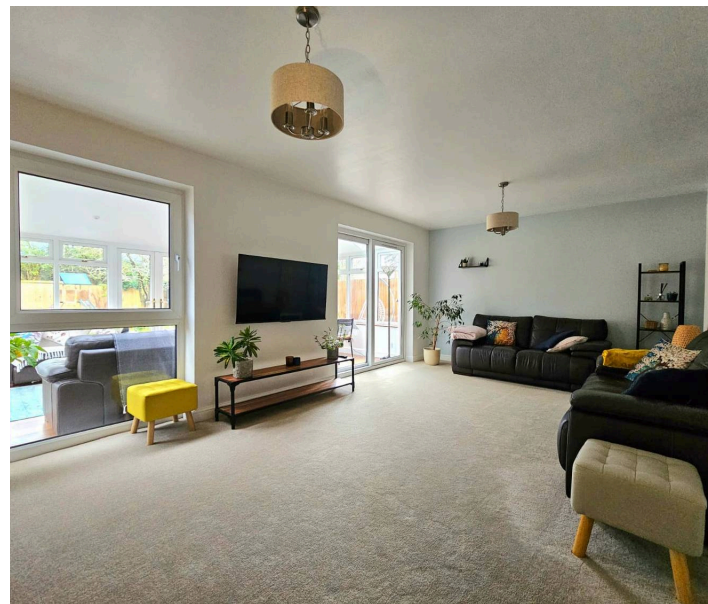


REAR GARDEN

Large rear garden. Mostly laid to lawn with an area laid to patio. Fence surround with mature hedge. Side access.

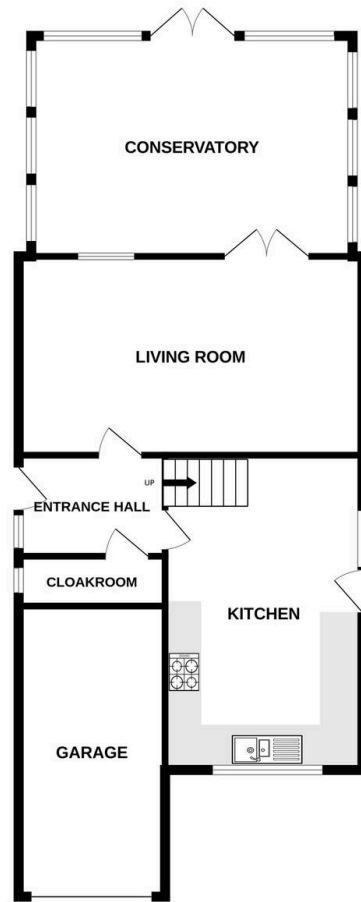
GARAGE

DRIVEWAY





GROUND FLOOR
918 sq.ft. (85.3 sq.m.) approx.



1ST FLOOR
610 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA : 1528 sq.ft. (141.9 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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Farr and Farr Hucclecote

Farr & Farr, 50 Hucclecote Road - GL3 3RT

01452613355 • hucclecote@farrandfarr.co.uk •

