



1 East View Court, Nympsfield Road, Nailsworth, Gloucestershire, GL6 0EL
£580,000

PETER JOY
Sales & Lettings



1 East View Court, Nymphsfield Road, Nailsworth, GL6 0EL

A great four bedroom detached family on the outskirts of the popular town of Nailsworth with 17' kitchen/breakfast room, 14' sitting room, a low maintenance garden and parking for several vehicles

ENTRANCE HALL, CLOAKROOM, SITTING ROOM, 17' KITCHEN/BREAKFAST ROOM, CONSERVATORY, UTILITY, FOUR BEDROOMS (TWO WITH EN-SUITE SHOWER ROOMS) FAMILY BATHROOM, GOOD PARKING, GARDENS AND GARAGE



Viewing by appointment only

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Description

This modern, detached family home, built in 2007 by a local small developer, offers a contemporary living space spread across three storeys. Situated in a private cul-de-sac with just four other properties, the home boasts a convenient setting with easy access to amenities. Located just a mile from the sought-after town of Nailsworth, it is also within walking distance of a well-regarded primary school, making it a perfect choice for families.

The well presented accommodation is arranged over three floors. Upon entering the property, the entrance hall features a convenient cloakroom and stairs leading to the upper levels. To the left, a welcoming sitting room showcases solid oak flooring and oak French doors that open into the kitchen/breakfast room. The kitchen/breakfast room is a modern and inviting space with stylish cabinetry and integrated appliances. The current owners have enhanced this area by adding a conservatory, creating an additional room perfect for hosting guests. Adjacent to the kitchen is a utility room for added convenience. The first floor includes a bright landing, three spacious double bedrooms (one with an en-suite shower room), and a family bathroom. Further stairs lead up to the third floor, which features the principal bedroom with an en-suite shower room.

Outside

The rear garden is enclosed and designed for low maintenance, featuring a raised decking area and gravel chippings that ensures privacy and easy upkeep. At the front of the house, a driveway leads to an integral garage with power and lighting, as well as an additional parking space opposite.



Location

Nailsworth is home to many independent businesses, selling everything from artisan bread, meat and fish to stationery, fashion and handmade jewellery. Nestling at the bottom of steep wooded hills, Nailsworth is now an attractive and vibrant shopping destination, with a large selection of interesting speciality shops and cafes, including the famous Williams Food Hall and Hobbs House Bakery. It is a quirky and friendly town, with a good selection of restaurants, as well as three supermarkets, a regular farmers' market and a 'green' football club. Nailsworth is well positioned for both town and country. Climb the steep 'W' hill out of town and you find yourself on acres of stunning National Trust common land, home to a prestigious golf course. The town is also on the doorstep of beautiful Woodchester Park, with miles of woodland walks and secluded lakes. Yet just four miles away is Stroud, with more comprehensive shopping, educational and leisure facilities, connected by bus services. Junctions of the M4 and M5 motorways are within easy reach and railway stations at Stroud (4 miles) and Kemble (10 miles) provide main line services to Gloucester, Swindon and London Paddington.

Directions

Leave our Nailsworth office and turn left and left again at the mini roundabout and proceed up Spring Hill for approximately one mile. The entrance to Eastview Court can be found on the right-hand side just after the turning to Star Hill.



Property information

The property is freehold. Gas central heating, mains electricity, water and drainage. The council tax band is F. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include standard and superfast connections, and you are likely to have full service from all major mobile providers outside the property, although reception may be limited inside the house.

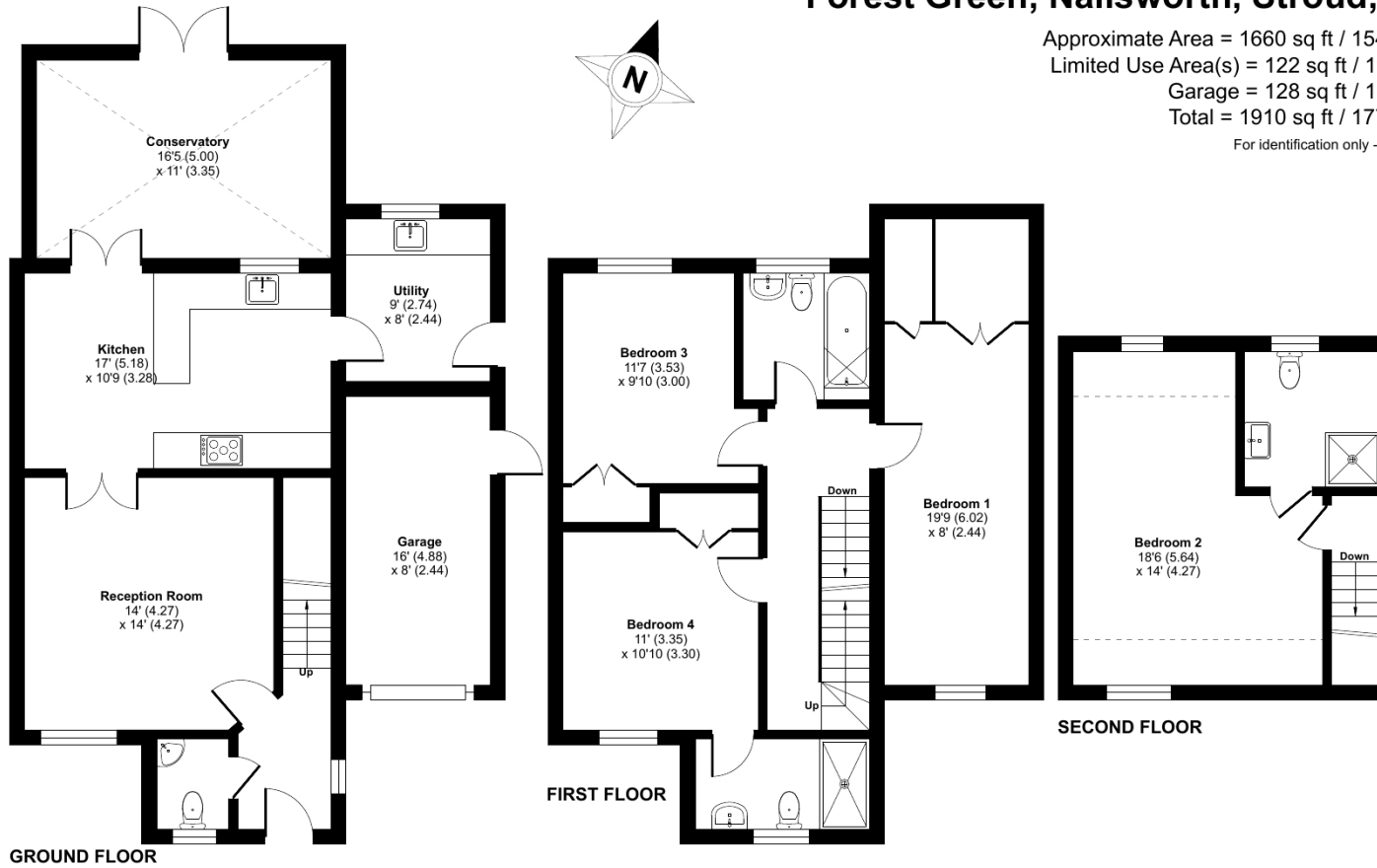
Local Authority

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

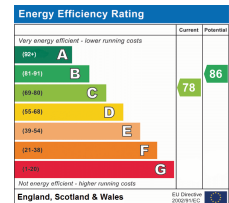
Forest Green, Nailsworth, Stroud, GL6

Approximate Area = 1660 sq ft / 154.2 sq m
 Limited Use Area(s) = 122 sq ft / 11.3 sq m
 Garage = 128 sq ft / 11.8 sq m
 Total = 1910 sq ft / 177.3 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: 1195019



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.