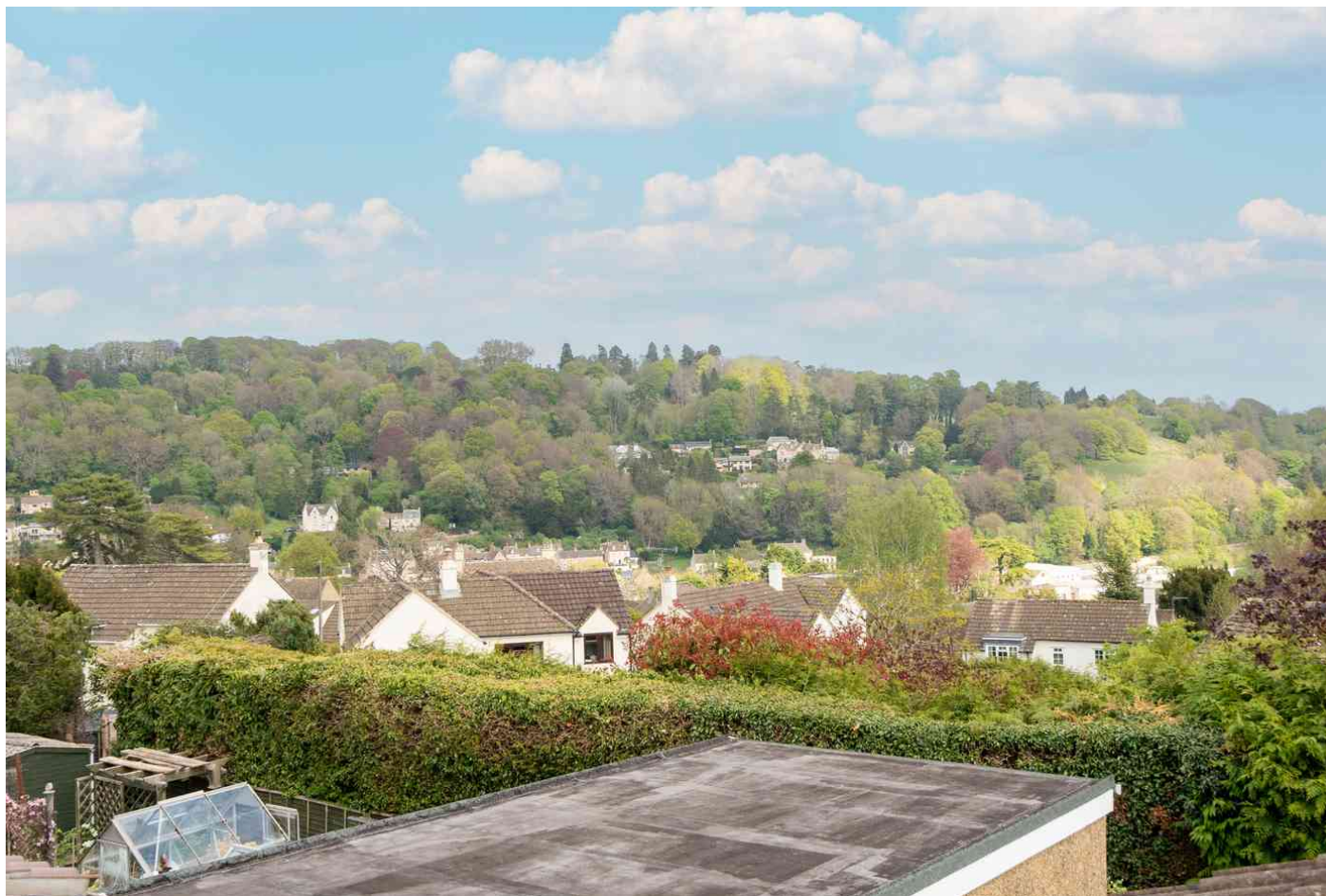




5 Churchill Close, Nailsworth, Gloucestershire, GL6 0DN
£380,000

PETER JOY
Sales & Lettings



5 Churchill Close, Nailsworth, Gloucestershire, GL6 0DN

An extended three bedroom family home located in a quiet cul-de-sac enjoying extensive views and within walking distance of the popular town of Nailsworth. The property includes a garage and off road parking for two vehicles and is offered chain free

ENTRANCE PORCH, ENTRANCE HALL, KITCHEN, 20' DINING ROOM, SITTING ROOM, THREE BEDROOMS, BATHROOM, GARDEN, GARAGE AND PARKING

Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

t: 01453 833747

Email: nailsworth@peterjoy.co.uk



Description

5 Churchill Close has been in the same ownership since 1992 and has served as a much loved family home. Located in a peaceful cul-de-sac with no through traffic, it is ideally positioned near a pedestrian footpath known as Dark Lane, providing access to the town of Nailsworth and its well regarded primary school at the top of the hill.

The house has recently been redecorated and re-carpeted, though the kitchen and bathroom would benefit from modernisation, offering a great opportunity for a buyer to put their own stamp on the property. The accommodation is well proportioned and arranged over two floors. The entrance porch leads into a hallway with stairs to the first floor. The kitchen is positioned at the front of the house and, while in need of updating, has the potential to be relocated into the garage (subject to the necessary consents). The dining area is a generous space with two glazed doors leading into a light and airy single-storey extension, currently used as the main sitting room, which enjoys lovely views over the garden and valley beyond. Upstairs, there is a landing, three double bedrooms all with attractive views and a family bathroom in need of modernisation.

Outside

The property is approached via a driveway offering side by side parking for two vehicles. The integral garage has an electric roller door and is ideal for storage or conversion into additional living space (subject to consent). A side gate provides access to the rear garden, which is south facing, private, and well maintained. There is a decked area perfect for summer entertaining and barbecues, a useful garden shed, and boundaries enclosed by fencing and mature hedges.

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

From our Nailsworth Office turn left and left again at the mini roundabout and proceed up Spring Hill. Churchill Road is the second turning left hand side just past the Nailsworth Youth Club. Proceed up the hill and continue straight on into Churchill Close where number 5 can be found on the left hand side identified by our for sale board.

Property information

The property is freehold. Gas central heating, mains electricity, water and drainage. The council tax band is C. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include superfast, and you are likely to have service from the main service providers (EE, Three, O2 and Vodafone).

Local Authority

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



5 Churchill Close, GL60DB

Approximate Gross Internal Area = 100.3 sq m / 1080 sq ft
Garage = 11.4 sq m / 123 sq ft
Total = 111.7 sq m / 1203 sq ft

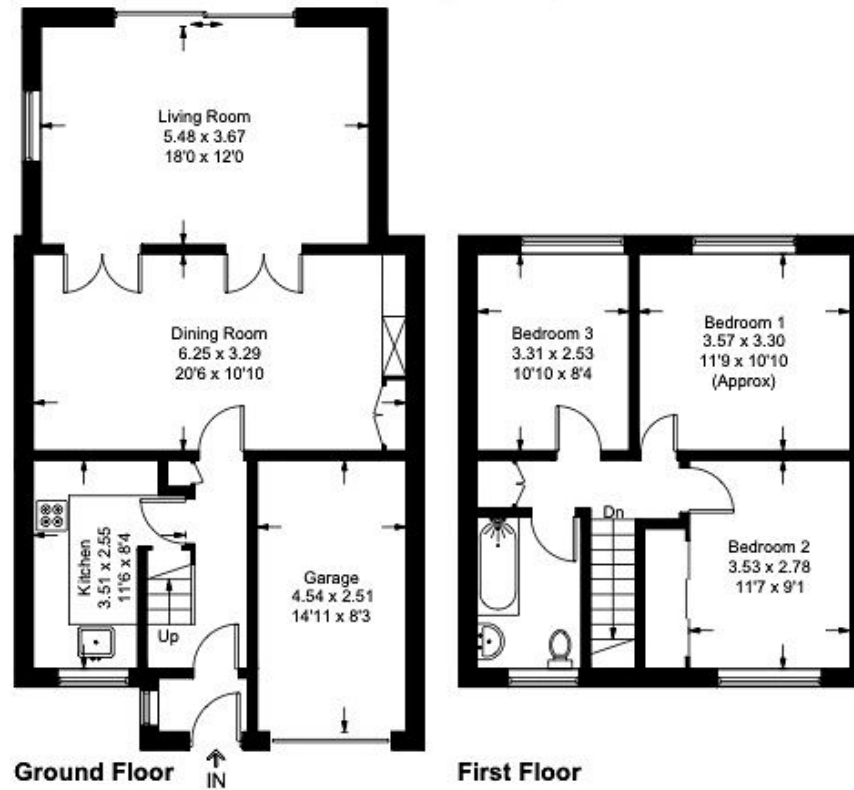


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1195273)

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A (92+)	83
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (27-38)	
G (1-26)	
Not energy efficient - higher running costs	
England, Scotland & Wales	

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.