



11 Orchard Mead, Nailsworth, Gloucestershire, GL6 0RE
£580,000

PETER JOY
Sales & Lettings



11 Orchard Mead, Nailsworth, Gloucestershire, GL6 0RE

CHAIN FREE - a roomy detached bungalow in a quiet road close to town with potential to be modernised into a stunning home. Spacious kitchen and lounge, large triple glazed sunroom, two bedrooms, further study/dressing room, shower room, gardens surrounding the property and two garages and two driveways

ENTRANCE HALL, 17' LOUNGE, 17' KITCHEN, SUNROOM, UTILITY ROOM, TWO BEDROOMS, STUDY/DRESSING ROOM, SHOWER ROOM, TWO GARAGES AND DRIVEWAY PARKING, ESTABLISHED GARDENS WITH OUTLOOK OVER THE CHURCH AND TOWN



Viewing by appointment only

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Description

Anyone looking for the chance to really put their own stamp on a property would do well to consider 11 Orchard Mead. This generous, extended bungalow sits in its own plot in a private road with attractive views, but is still only a few minutes' walk from the bustling town centre. The property is in good condition, with spacious rooms, but would benefit from some updating, offering buyers an exciting opportunity to transform it into a stylish modern home. It also has the benefit of not one but TWO separate drives and TWO garages as well as pleasant, mostly level gardens.

A few steps take you up to the front door, which leads into the hallway, which has a pretty stained glass feature window, with the rooms leading off from this. The spacious 17-ft bright lounge has a fireplace and a large picture window which overlooks a lovely view of the church and trees. The kitchen is also a generous size, 17x10ft, with room for a table and plenty of space to relax and entertain. There is also a useful utility room, which leads through into garage one, and a spacious sunroom, which was added onto the bungalow in 2012. The main bedroom leads off the hallway and is another good-sized light room with plenty of built-in wardrobes for storage. There is a second bedroom, which is approached via another smaller room, which would make an ideal dressing room or study. The property also benefits from a spacious wet room with a large walk-in shower. The bungalow also has disabled access and can be approached via a sloped driveway with railings, leading down to the back door into the utility room. A property with real potential.



Outside

Attractive gardens surround the property and offer different vistas and gardening possibilities for the green-fingered buyer. There is a lawned area, a paved area with a greenhouse and space for a table and chairs and raised beds for vegetables or herbs. The gardens offer nice views over trees, the church and the town. Unusually, the property has two separate garages and two driveways, offering plenty of space for parking and storage.

Directions

From our office proceed down the hill and take the first exit at the roundabout. Turn left into Old Market, and carry on, passing the shops. Turn right into Chestnut Hill and right again into Orchard Mead. The property can be found on the a short way along on the left hand side.

Property information

The property is freehold. Gas central heating, mains electricity, water and drainage. The council tax band is D. 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 EE, Three and O2.

Local Authority

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



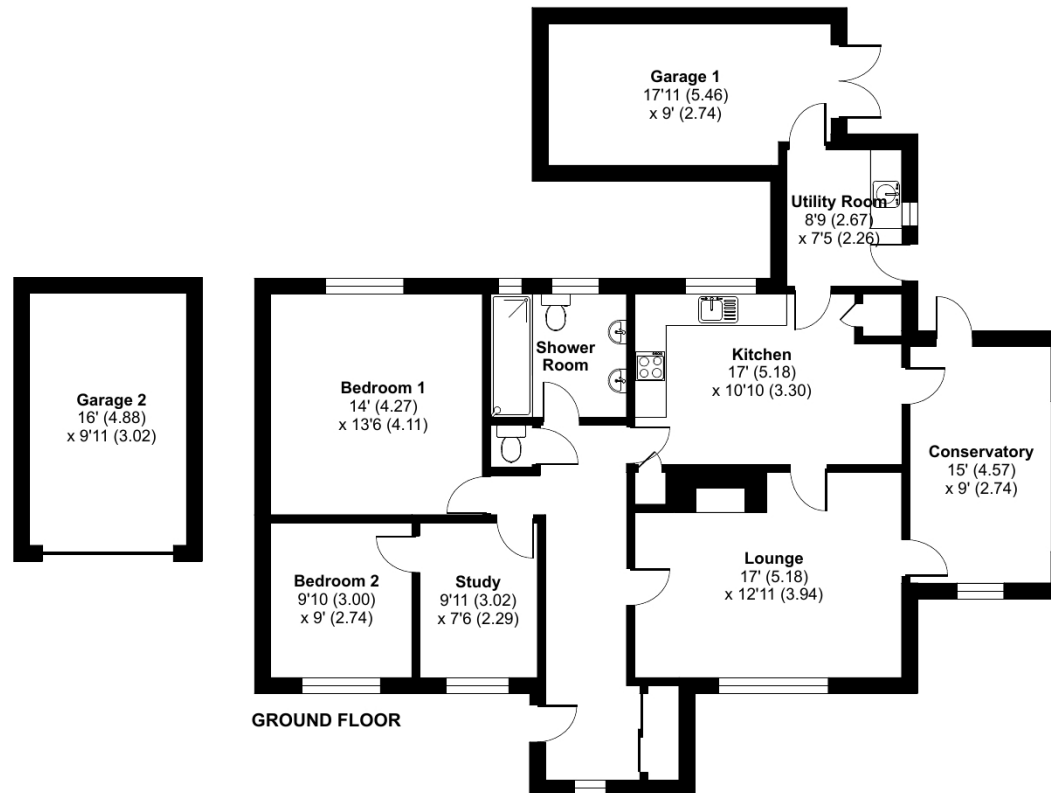
Orchard Mead, Nailsworth, Stroud, GL6

Approximate Area = 1401 sq ft / 130.1 sq m (includes attached garage)

Detached Garage = 160 sq ft / 14.9 sq m

Total = 1561 sq ft / 145 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Peter Joy Estate Agents. REF: 1218440

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A (92+)	7785
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
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.