



23 Worley Ridge, Nailsworth, Gloucestershire, GL6 0DP
£575,000

PETER JOY
Sales & Lettings



23 Worley Ridge, Nailsworth, Gloucestershire, GL6 0DP

An extended detached house in a popular cul de sac above Nailsworth town with three bedrooms, three reception rooms, a large detached garage and gardens to front and rear

ENTRANCE HALL, 21' SITTING ROOM, DINING ROOM, KITCHEN, UTILITY ROOM, CLOAKROOM/WC, STUDY/RECEPTION ROOM, THREE BEDROOMS, SHOWER ROOM, GARDENS, GARAGE AND PARKING

Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

t: 01453 833747

Email: nailsworth@peterjoy.co.uk





Description

There are so few properties for sale close to Nailsworth, so we're really pleased to offer 23 Worley Ridge to the market. This extended detached house is in a south facing spot within this popular cul de sac, with the shops and amenities of the town within half a mile, easily reached by walking down Dark Lane and taking the footpath into the centre. The current owner has lived in the property since 2007, and has made many improvements in that time, including adding solar panels and re building and enlarging the garage.

The original footprint of the house has been extended in the past. This addition has increased the size of the sitting room and the hall. The latter is now a welcoming entrance space with a large window at the front with a view between the houses opposite into the Newmarket valley. The spacious sitting room measures 21', with a dining room, 14' kitchen, utility room, cloakroom/WC and useful third reception room that is currently used as a study, but could also be a play room found on the ground floor. A staircase leads up from the hall, with a landing, three bedrooms and a shower room on this floor. The property is light, and well presented, with a lovely outlook from the windows at the front.

Outside

The interior is complemented by gardens to the front and rear, parking and a large detached garage. The front garden is well established, with a lawn and established planting surrounding this. The garage is to the side of the property, and this measures 16'11 x 9'11, with power, light, electrically operated front door and a personal door to the side. There is a paved area to the side of the garage, with the rear garden beyond that. This well kept area is mostly lawned, with mature, established planting, raised growing beds and a green house.

Location

The property is very conveniently located within half a mile of the centre of Nailsworth which offers a large selection of speciality shops including Williams Food Hall, the famous Hobbs House Bakery, various clothing and gift shops, several cafes and a good selection of very well regarded restaurants. Nailsworth is also home to Forest Green Rovers Football Club where there is a modern leisure/fitness centre and both state and private schooling within the area. 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, at the mini roundabout, turn left into Spring Hill. Proceed up the hill and take the second left into Churchill Road. Follow the road and, where the road forks, take the left fork and then immediately right and the turning for Worley Ridge is on the left hand side. Turn into Worley Ridge and turn right, and the property can be found towards the top of the road on the right.

Property information

The property is freehold. Gas central heating, mains electricity, water and drainage. The council tax band is E. 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

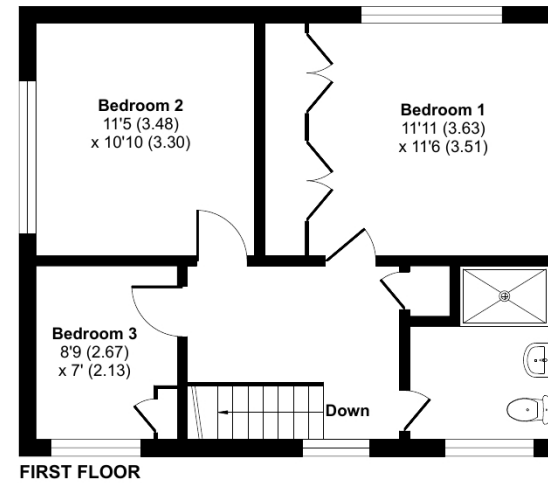
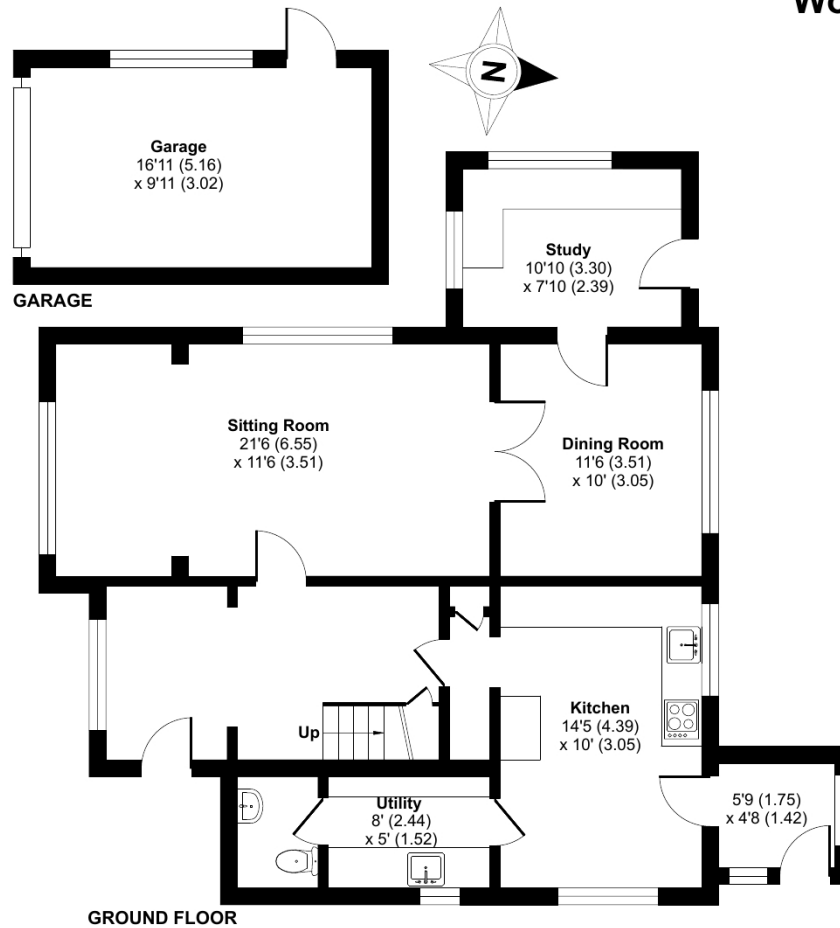
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



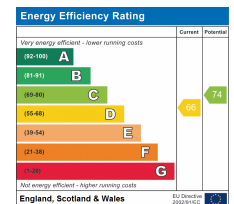
Worley Ridge, Nailsworth, Stroud, GL6

Approximate Area = 1433 sq ft / 133.1 sq m
 Garage = 167 sq ft / 15.5 sq m
 Total = 1600 sq ft / 148.6 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 2023. Produced for Peter Joy Estate Agents. REF: 1029944



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.