



Maya, Newmarket Road, Nailsworth, Gloucestershire, GL6 0DQ
£535,000



Maya, Newmarket Road, Nailsworth, GL6 0DQ

An extended semi detached house perfectly placed for the shops, amenities and friendly community of Nailsworth town with four bedrooms, two reception rooms, a 20' kitchen/breakfast room, garage, parking and a lovely south facing rear garden

ENTRANCE HALL, CLOAKROOM/WC, 20' KITCHEN/BREAKFAST ROOM, 17' DINING ROOM, 14' SITTING ROOM WITH FIREPLACE, FOUR BEDROOMS, BATHROOM, GARAGE, PARKING AND A LOVELY SOUTH FACING REAR GARDEN

Viewing by appointment only

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Description

It's no wonder that the the current owners of Maya have lived in the house for nearly 30 years. This spacious semi detached house does so much so well. It is situated on Newmarket Road and is perfectly placed for the shops, amenities and inclusive, friendly community of Nailsworth town. The property was originally built in the 1960's and has been extended and improved over the years, with accommodation arranged over two floors. It is immediately clear that this is a happy, welcoming home when you walk into the light entrance hall. A cloakroom/WC, 20' kitchen/breakfast room with french doors that open onto the garden, 17' dining room and 14' sitting room are on the ground floor. A staircase leads up from the hall to the first floor, with a landing, four bedrooms and a bathroom on this level. The windows at the rear look over the attractive garden, and the whole house is tastefully decorated. A super property that is bound to appeal to all kinds of buyers - a viewing is highly recommended.

Outside

The property benefits from a detached garage, a drive and a lovely rear garden. The parking is at the front of the house with wide steps leading down to the front door. The garage is to the right of the house with an up and over door, power and light. A gated side access leads into the rear garden. This is a lovely space, and has clearly been keenly looked after by the current owners. There is a paved area by the garage with a Mediterranean feel, with a seating area under a fantastic wisteria. There is another larger sitting area directly behind the house with plenty of space for a large table and chairs, with the garden beyond. This is laid to lawn, with a pond with water feature and a natural spring at the bottom. The garden is planted with a variety of shrubs and trees chosen to provide colour and interest through the seasons.



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 office carry on down the road and take the first left at the roundabout. Drive up the hill and take the first left into Old Market and Nailsworth centre. Continue, passing the shops, and bear right at the Britannia. Pass the car park and the property will be found a little way along on the left, after passing Prices Mill doctors surgery.

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 ultrafast, and you are likely to have mobile voice and data service from all main providers, although O2 and Vodafone service may be limited inside the house.

Local Authority

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



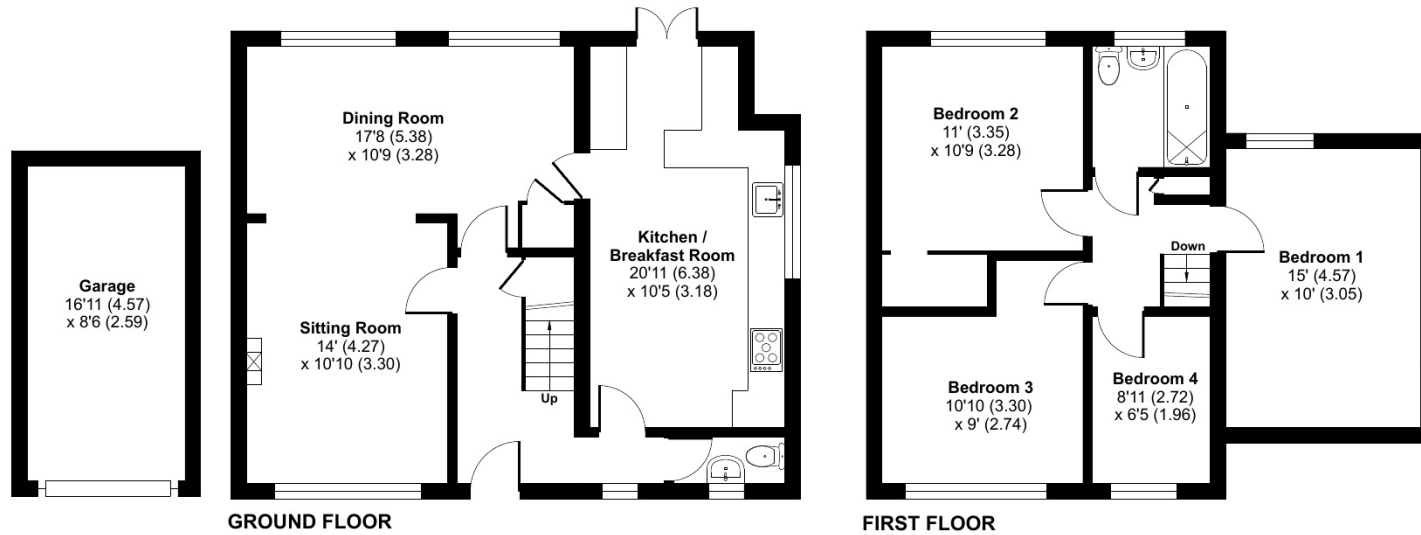
Newmarket Road, Nailsworth, Stroud, GL6

Approximate Area = 1255 sq ft / 116.5 sq m

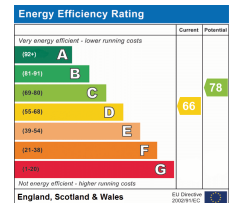
Garage = 144 sq ft / 13.3 sq m

Total = 1399 sq ft / 129.8 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: 1154981



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.