



20 Park Road, Nailsworth, Gloucestershire, GL6 0HR  
£475,000

**PETER JOY**  
Sales & Lettings





## 20 Park Road, Nailsworth, Gloucestershire, GL6 0HR

A recently refurbished semi detached family home in one of Nailsworth's most desirable residential roads with a fantastic 22' kitchen/diner/family room, three generous bedrooms, level garden and gravelled parking for two vehicles

ENTRANCE HALL, CLOAKROOM/UTILITY ROOM, SITTING ROOM, 22' KITCHEN/DINING/FAMILY ROOM, THREE BEDROOMS, BATHROOM WITH BATH AND SHOWER CUBICLE, LEVEL ENCLOSED GARDENS AND PARKING FOR TWO VEHICLES



Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

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## Description

Beautifully presented and finished to a high standard, the property is within easy walking distance of the ever popular town of Nailsworth and enjoys lovely views over the surrounding countryside, backing directly onto St. George's playing fields, ideal for families and lovers of the outdoors. Arranged over two floors, the home includes a welcoming entrance hall with a useful cloakroom/utility area, a cosy sitting room with a large picture window and contemporary electric fire, and a 22' open plan kitchen/diner/family room to the rear. This show stopping space features sleek white high gloss units, wooden worktops, a ceramic sink, clever storage solutions including pan drawers and corner carousels, and high quality appliances such as a five burner gas hob and electric oven. French doors open directly from the kitchen to the rear garden, creating seamless indoor outdoor living, while the room easily accommodates both a dining area and family seating space. Light oak flooring runs throughout the ground floor, apart from the carpeted sitting room, adding warmth and continuity. Upstairs, there are two spacious double bedrooms and a generous single room, all with lovely valley views, and a well appointed family bathroom with both a bath and a separate shower cubicle.

## Outside

Outside, the beautifully landscaped gardens provide the perfect finishing touch to this lovely home. To the front, a level lawn bordered by neat fencing creates an inviting entrance, while the adjoining side garden, with its raised flower beds and colourful planting, brings added interest and appeal as it leads to the main door. The rear garden is a real highlight, completely level and fully enclosed, making it ideal for children to play safely or for hosting summer gatherings. A generous paved patio offers the perfect space for alfresco dining or relaxing in the sun, while beyond lies a gravelled, gated parking area with room for two vehicles. This is a truly exceptional family home, blending style, comfort, and practicality in an enviable location. Early viewing is highly recommended.

## Location

The property is ideally located just a short walk from the vibrant town centre of Nailsworth, which is home to many independent businesses, including the famous Williams Food Hall and Hobbs House Bakery. The town offers a variety of speciality shops, cafes, and restaurants, along with regular farmers' markets and a 'green' football club. St George's Playing Fields, located directly behind the house, provide expansive green space, and a nearby wood offers a peaceful natural setting for leisurely walks. Nailsworth is nestled at the bottom of steep wooded hills and is well positioned for both town and country living. Beyond the town, the stunning National Trust common land offers acres of walking opportunities, as well as a prestigious golf course. The property is also close to Woodchester Park, with miles of woodland walks and secluded lakes. For more comprehensive amenities, Stroud is just four miles away, and the property is well-connected by bus services. Junctions of the M4 and M5 motorways are easily accessible, with railway stations at Stroud (4 miles) and Kemble (10 miles) offering mainline services to Gloucester, Swindon, and London Paddington.

## Directions

From our Nailsworth office, turn right and head up the hill, taking the first left onto Church Street. Continue to the next junction and turn right onto Park Road. Follow Park Road to the top, and at the T-junction, the property will be found on the left hand side, clearly marked 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

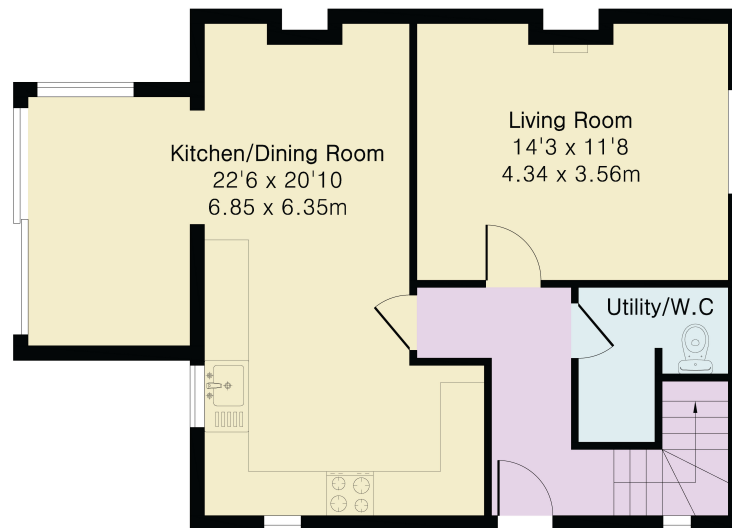
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



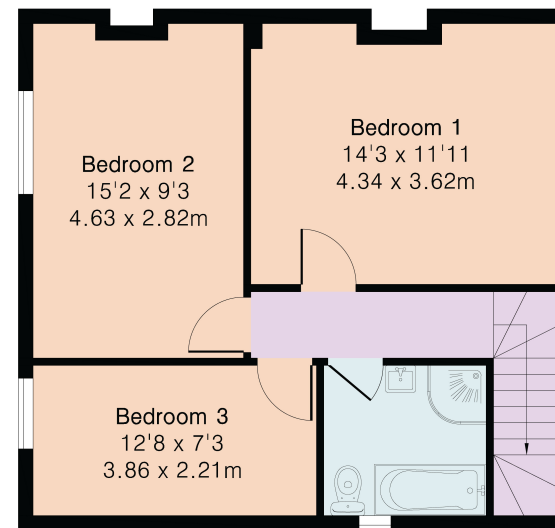
## Approximate Gross Internal Area 1108 sq ft - 103 sq m

Ground Floor Area 596 sq ft – 55 sq m

First Floor Area 512 sq ft – 48 sq m



Ground Floor



First Floor

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) <b>A</b>		79
(81-91) <b>B</b>		
(69-80) <b>C</b>		58
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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.