



Treetops, 47 Nortonwood, Nailsworth, Gloucestershire, GL6 0TB
£415,000

PETER JOY
Sales & Lettings



Treetops, 47 Nortonwood, Nailsworth, Gloucestershire, GL6 0TB

An extended four bedroom semi detached family home in a sought after location on the outskirts of Nailsworth, enjoying an elevated position with attractive views and flexible living space ideal for family life - lead photo is the rear view

ENTRANCE HALL, KITCHEN, 19' SITTING ROOM/DINING ROOM, TWO GROUND FLOOR BEDROOMS, FAMILY BATHROOM, TWO FIRST FLOOR BEDROOMS (ONE WITH EN-SUITE SHOWER ROOM), GARDEN, DRIVEWAY AND SINGLE GARAGE

Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

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Description

Treetops is an extended four bedroom semi detached family home, ideally positioned in a sought after residential area of Nailsworth, with a well regarded primary school just a short walk away. Set in an elevated position above the town centre, the property enjoys attractive views towards Amberley and benefits from a tucked away setting. The well presented accommodation is arranged over two floors and offers flexible living space ideal for modern family life. A welcoming entrance hall provides access to a useful utility cupboard and stairs leading to the first floor. The kitchen is a stylish and sociable space, fitted with modern high gloss wall and base units, a built in larder cupboard, deep drawers and a breakfast bar, making it ideal for both everyday living and entertaining. The light and airy sitting room is an inviting space, featuring large French doors that open directly onto the rear garden, creating a seamless connection with the outdoors. The ground floor also offers two further bedrooms, which could equally serve as additional reception rooms or home office space, along with a family bathroom. On the first floor, a small landing leads to two further bedrooms. Bedroom three is positioned at the front of the house and benefits from three Velux roof windows and generous eaves storage. The principal bedroom is located at the rear, enjoying two windows and the advantage of an en-suite shower room with large linen cupboard..

Outside

Outside, the property is approached via a driveway providing parking for two vehicles and leading to a single detached garage. The enclosed garden is fully fenced and ideal for families. To the rear is a lawned area with steps leading to a higher level, perfect for a vegetable plot or additional planting. Side access leads to an entertaining area adjoining the house, ideal for summer evenings, which in turn opens into a further secluded garden with lawn, garden shed and ample space for children to play.

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 proceed up Spring Hill, continuing up the hill for about half a mile and turn right at the first roundabout into Norton Wood. Follow the road down where Treetops 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 ultrafast connections, and you are likely to have service from the main service providers (EE, Three, O2, Vodafone) although reception from Vodafone may be limited inside the house. These results are predictions and not a guarantee. Actual services available may be different depending on the particular circumstances and the precise location of the user.

Local Authority

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



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Approximate Gross Internal Area = 122.0 sq m / 1313 sq ft
 Garage = 14.8 sq m / 159 sq ft
 Total = 136.8 sq m / 1472 sq ft
 (Excluding Eaves)



= Reduced headroom below 1.5m / 5'0

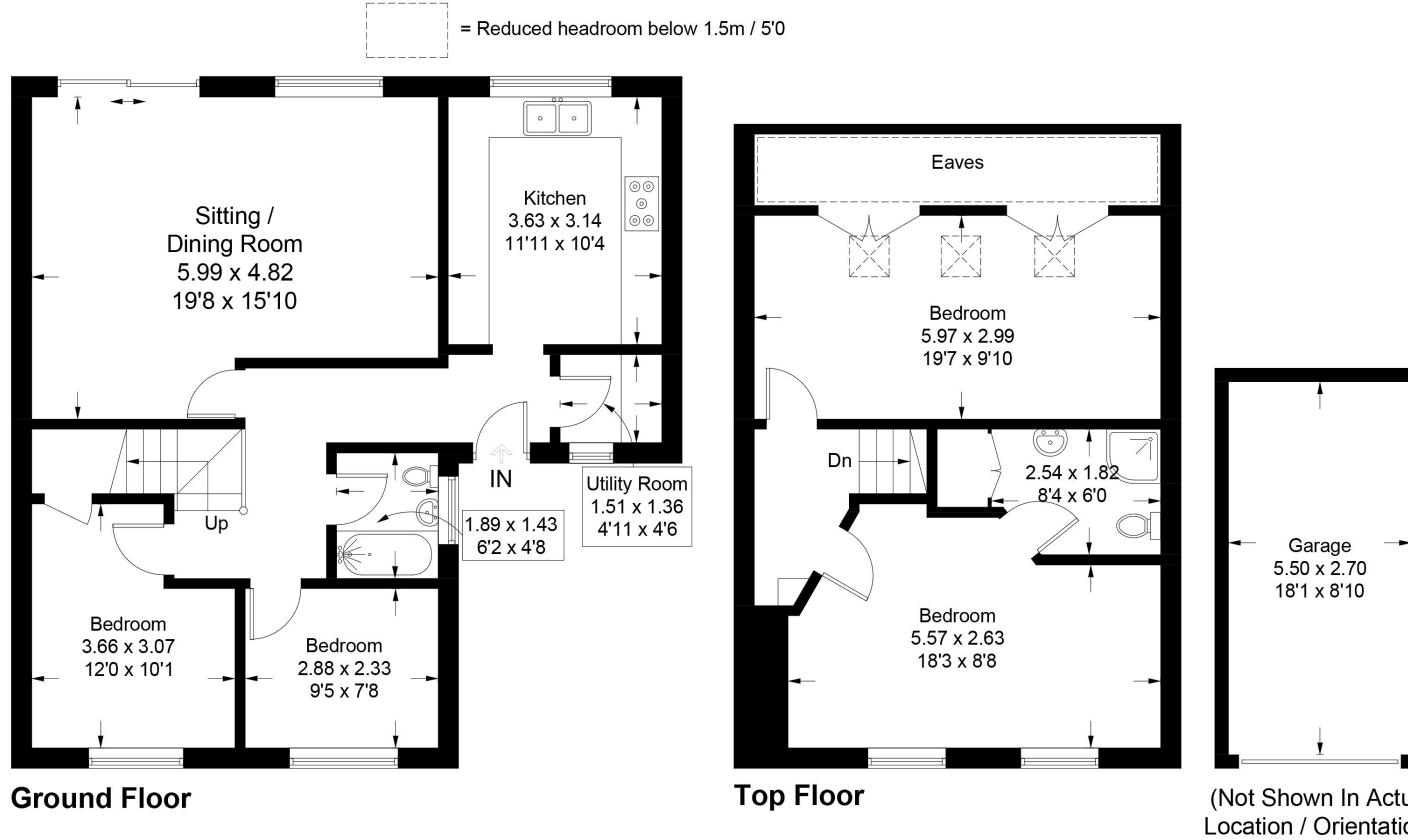
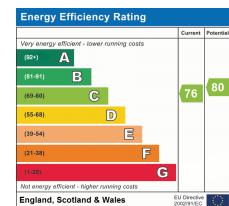


Illustration for identification purposes only, measurements are approximate,
 not to scale. FourLabs.co © (ID1269176)



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.