



3 Norton Ridge, Nailsworth, Gloucestershire, GL6 0TN
£490,000



3 Norton Ridge, Nailsworth, Gloucestershire, GL6 0TN

A substantial detached house in a popular cul-de-sac high above Nailsworth with four bedrooms, 19' kitchen with modern units, 19' sitting room, parking, gardens and a large double garage (draft details)

ENTRANCE HALL, FOUR BEDROOMS, BATHROOM, SHOWER ROOM, 19' KITCHEN/DINING ROOM, 19' SITTING ROOM, STUDY, CLOAKROOM/WC, DOUBLE GARAGE, PARKING FOR SEVERAL VEHICLES AND REAR GARDEN



Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

t: 01453 833747

Email: nailsworth@peterjoy.co.uk



Description

3 Norton Ridge is a substantial detached house in a great position in a popular cul-de-sac above Nailsworth. This location is very much part of the good local community and allows for easy access to the shops and amenities of Nailsworth town with country walks just up the road. The property is built using traditional methods under a pitched roof, with spacious, flexible accommodation arranged over two floors. The owner has recently updated the kitchen, and a prospective buyer will look to continue the modernisation of the property to their own tastes and standards to make the house their home.

The layout is split level, with the living spaces on the first floor to take advantage of the view and allow for access from the sitting room and kitchen into the rear garden. An entrance hall, principal bedroom with en-suite shower room, family bathroom and three further bedrooms are on the ground floor. A staircase leads up from the hall to the first floor, with a 19' sitting room with glazed doors to the garden, 19' kitchen/dining room with contemporary kitchen units, cloakroom/wc and useful study room on this floor. There is a great view at the front from the first floor windows, and with so much space on offer, a viewing is highly recommended.

Outside

The property benefits from a detached double garage, parking and an enclosed rear garden. The garage and drive are at the front. and the large driveway has space to park several cars side by side, with the garage to the side and steps lead up from the drive through borders to the front door. The rear garden comprises a generous patio area, with pergola over - the ideal spot for outdoor entertaining, with a fenced banked garden beyond this, and a further space to the side of the property. These areas would benefit from some landscaping but are private, and not overlooked.

Location

The property is situated in a small cul de sac above Nailsworth. Nailsworth has become an increasingly popular shopping destination within the Stroud Valleys benefiting from 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 and there is both state and private schooling within the area. Bus services connect with Stroud, some four miles away, where there is a more comprehensive selection of shopping, educational and leisure facilities. 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 drive down the hill and take the first exit. Proceed up Spring hill, past turnings on your left and right, and look out for Nailsworth primary school on your left. Pass this and continue. Turn right into Nortonwood opposite the football ground and pass the turning for Carters Way and Nortonwood on your right. Sweep around with the road and the turning for Norton Ridge is on your left. The property can be found a little way down on your left.

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 superfast, and mobile voice and data services should be available from all major networks.

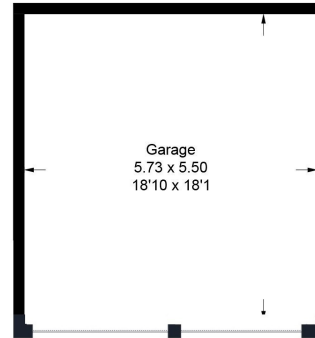
Local Authority

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

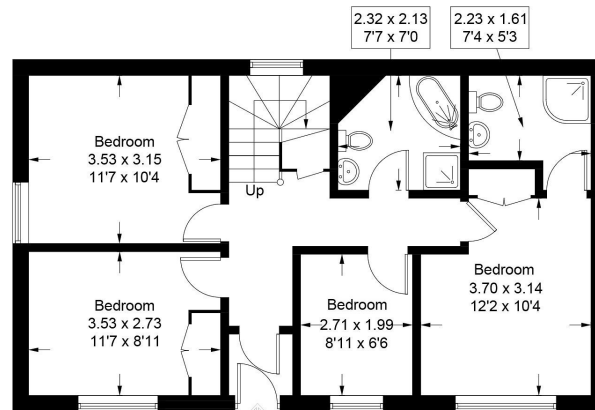


3 Norton Ridge, GL6 0TR

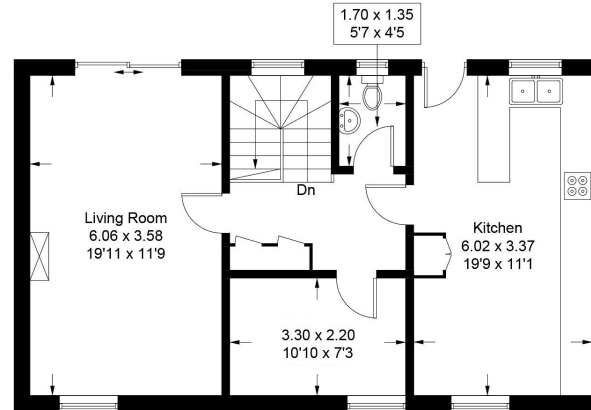
Approximate Gross Internal Area = 127.1 sq m / 1368 sq ft
Garage = 31.6 sq m / 340 sq ft
Total = 158.7 sq m / 1708 sq ft



(Not Shown In Actual
Location / Orientation)



Ground Floor



Top Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1243831)

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		84
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.