



44 Carters Way, Nailsworth, Gloucestershire, GL6 0TP
£395,000

PETER JOY
Sales & Lettings



44 Carters Way, Nailsworth, Gloucestershire, GL6 0TP

Offered CHAIN FREE - tucked away in a quiet cul-de-sac on the edge of Nailsworth, this detached three bedroom home offers practical living space, a west facing garden, garage, and parking. With potential to update and personalise, it's a great opportunity to create a comfortable home in a sought after location

ENTRANCE HALL, CLOAKROOM, SITTING ROOM, DINING ROOM, KITCHEN, PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM, TWO FURTHER BEDROOMS, BATHROOM, GARDEN, GARAGE AND PARKING



Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

t: 01453 833747

Email: nailsworth@peterjoy.co.uk



Description

Located in a popular cul-de-sac on the outskirts of Nailsworth, this detached home offers well arranged accommodation over two floors, with scope to update or reconfigure to suit individual needs. The front door opens into a hallway with stairs to the first floor and access to a convenient cloakroom. The sitting room is a good size and features a bay window to the front. A door leads from the dining room to the rear garden through French doors, and the room also benefits from a handy understairs storage cupboard. The kitchen sits just off the dining room and is fitted with a range of base and wall units, with a window overlooking the garden. While currently set out as two separate spaces, the kitchen and dining room could potentially be combined, subject to the necessary permissions, to create a more open plan layout. Upstairs, the principal bedroom is located at the front of the house and includes a built in cupboard and en-suite shower room. Two further bedrooms sit at the rear and both enjoy lovely views over neighbouring fields. A family bathroom completes the first floor, with a bath and shower over.

Outside

The west facing rear garden is fully enclosed and level, offering a safe space for children and pets, with a mix of lawn, planted borders, and a paved seating area just outside the French doors. There is also gated side access leading to the front.

To the front of the house, there's a driveway providing off street parking and access to the garage, which has an up-and-over door and a personal door to the garden. A gravelled area sits outside the sitting room window and provides an opportunity for planting or pots to add some charm.

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 at the mini roundabout and continue up Spring Hill into Nympsfield Road. Continue to the top of the road and turn right at the roundabout by Forest Green football ground into Nortonwood. Take the next right, and then turn right again into Carters Way. Bear right and the property can be found at the end of the cul de sac on the right hand side.

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 connections, and you are likely to have service from the main service providers (EE, Three, O2, Vodafone) although reception from O2 and 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

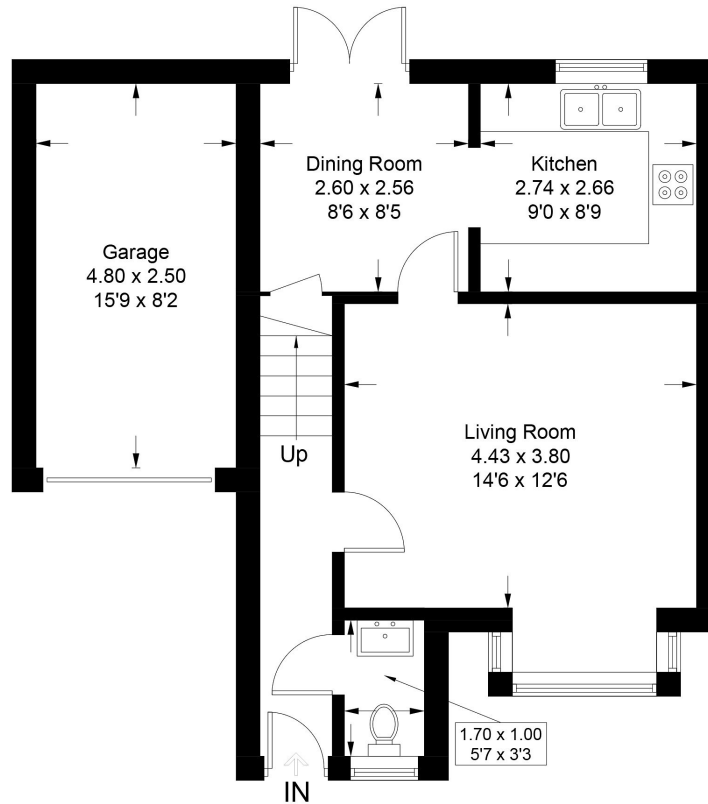


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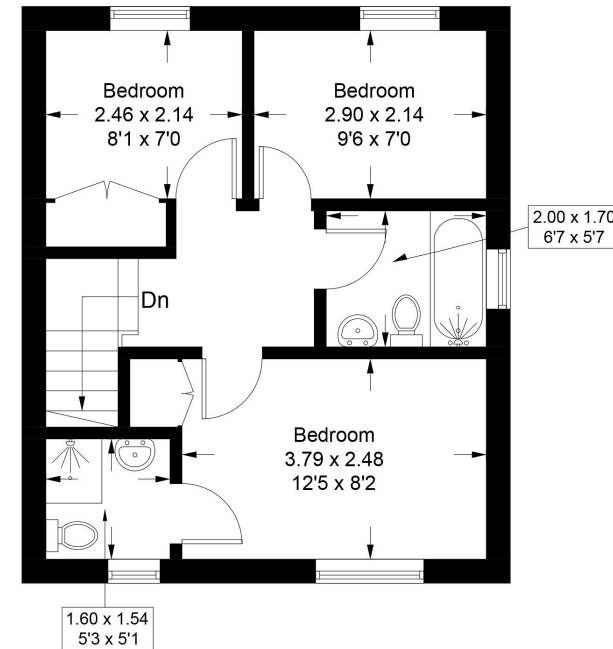
Approximate Gross Internal Area = 77.6 sq m / 835 sq ft

Garage = 12.0 sq m / 129 sq ft

Total = 89.6 sq m / 964 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1248409)

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(90-100) A		86
(81-90) B		
(69-80) C		71
(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.