



5 Orchard Springs, Nailsworth, Gloucestershire, GL6 0FB
£475,000

PETER JOY
Sales & Lettings



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A well presented semi detached town house within level walking distance of Nailsworth town centre, enjoying lovely valley views. The accommodation includes a spacious kitchen/diner, three bedrooms, and a 23' sitting room with access to the rear garden. Outside, there is a landscaped terraced garden, garage, and parking

ENTRANCE HALL, 22' KITCHEN/DINER, CLOAKROOM, UTILITY ROOM, 23' SITTING ROOM, BATHROOM, PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM, TWO FURTHER BEDROOMS, GARDEN, GARAGE AND PARKING

Viewing by appointment only

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Description

Situated within easy, level walking distance of the popular town of Nailsworth, this modern semi detached town house offers well proportioned accommodation set over three floors, with attractive views across the valley.

The front door opens into a welcoming entrance hall, with a generous kitchen/dining room positioned to the front of the house. A large window fills the space with natural light and frames the views beyond. The kitchen is well equipped with a range of base and wall units and offers ample space for a dining table with scope to accommodate a central island if desired. Also on the ground floor is a cloakroom with a storage cupboard, and a separate utility room fitted with shelving and plumbing for a washing machine. Stairs lead to the first floor, where you'll find a family bathroom and a spacious sitting room with dual aspect windows and a door opening directly to the garden. The second floor comprises three bedrooms: a single bedroom and a good sized double room at the rear, both with views over the garden, and a light and airy principal bedroom at the front with two windows enjoying lovely valley views, built in wardrobes, and an en-suite shower room. Also on the landing is a useful airing cupboard and access to the boarded loft via a hatch with pull down ladder. The loft is fitted with power and light.

Outside

To the front of the property, steps lead up to the entrance with a small gravelled area, currently used for a bistro table and chairs. This sunny spot is ideal for morning coffee or a quiet moment outdoors, and is complemented by a flower filled border. The property also benefits from a single garage located away from the house, with a parking space in front.

The rear garden is well designed and makes the most of its setting. Directly outside the sitting room, a paved patio provides a sheltered seating area, perfect for outdoor dining. Timber steps lead up to a raised decked terrace enclosed with timber railings - a lovely place to sit and enjoy the surroundings, with a handy storage area tucked beneath. Beyond the decking, the garden rises into the bank, where terraced borders retained by sleepers are planted with a variety of flowering shrubs and plants for seasonal colour.

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 left again at the mini roundabout into Old Market. Follow this road along passing the bus station on your left hand side and as you approach the Britannia Inn Public House take the road to the right onto the Newmarket Road. Follow the road where Orchard Springs can be found on the right 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 standard and superfast connections, and you are likely to have full service from all major mobile providers outside the property, although reception may be limited inside the house.

Local Authority

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



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Approximate Gross Internal Area = 112.6 sq m / 1212 sq ft
 Garage = 13.6 sq m / 146 sq ft
 Total = 126.2 sq m / 1358 sq ft

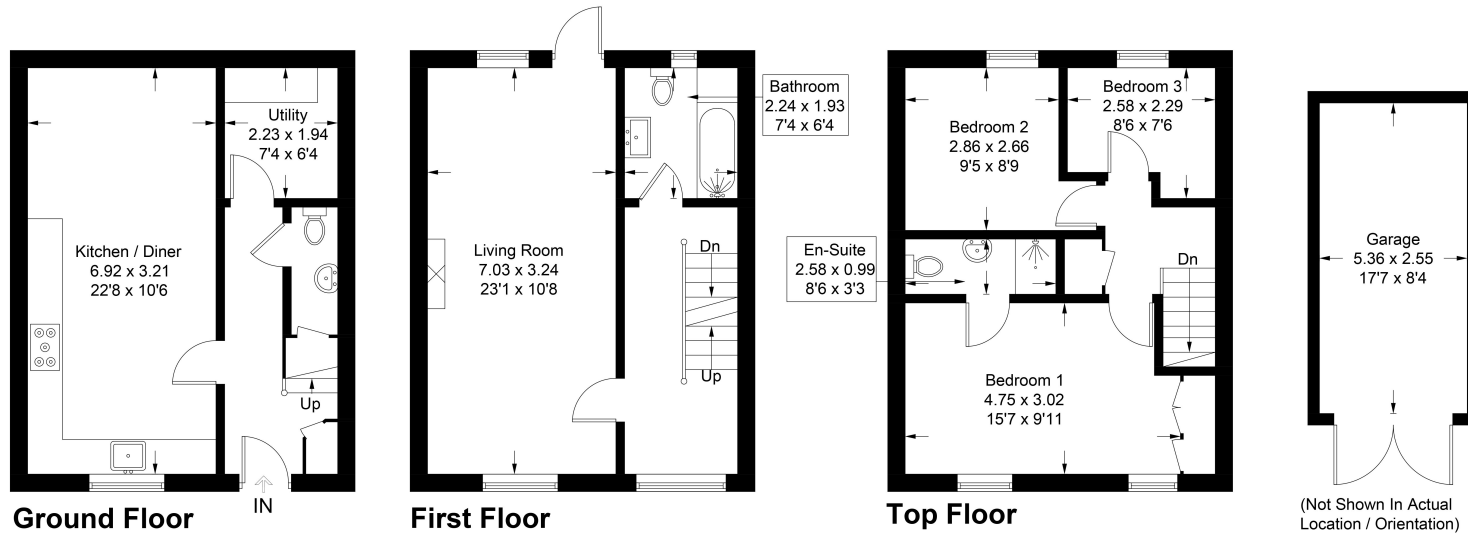
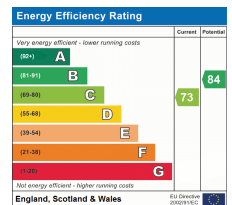


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1207968)



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.