



81 Nortonwood, Nailsworth, Gloucestershire, GL6 0TD
£325,000

PETER JOY
Sales & Lettings



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A beautifully presented three bedroom end of terrace home, nestled on the edge of popular cul-de-sac, high above Nailsworth. Ideally located within walking distance of a well regarded primary school, this property offers both comfort and convenience in a lovely setting

ENTRANCE PORCH, SITTING ROOM, KITCHEN/DINING ROOM, CONSERVATORY, THREE BEDROOMS, SHOWER ROOM, LOW MAINTENANCE FRONT AND REAR GARDENS AND SINGLE GARAGE EN-BLOC

Viewing by appointment only

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Description

Lovingly maintained since 1988, 81 Norton Wood has been a cherished home, thoughtfully cared for by its current owners. Set in a friendly neighbourhood just a mile from Nailsworth town centre, the property benefits from a regular bus service on the doorstep and easy access to excellent local schools and amenities.

Inside, the sitting room is warm and inviting, with a large front window that bathes the space in natural light. The stylish kitchen/dining room is both practical and elegant, featuring duck egg-coloured units and high quality worktops - perfect for family meals and entertaining. A spacious conservatory at the rear offers a tranquil spot to relax, with seamless access to the garden. Upstairs, the landing leads to three well proportioned bedrooms, including two comfortable doubles with built in wardrobes, and a versatile single, ideal as a child's bedroom or home office. The modern shower room is sleek and contemporary, featuring a large walk in shower.

Outside

Designed for easy upkeep, the front garden is beautifully arranged with gravel and steps leading to the entrance. The low-maintenance rear garden provides a private outdoor retreat with direct access from the conservatory, creating the perfect setting for alfresco dining or simply enjoying the sunshine. A pedestrian gate at the back leads to a single en-bloc garage, while additional parking is conveniently available at the front of the house. This is a fantastic home in a desirable location, offering a perfect balance of tranquillity and accessibility.



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 then left again at the mini roundabout. Continue up Spring Hill for about a mile, passing Nailsworth Primary School on the left. At the next roundabout, adjacent to Forest Green Rovers Football Ground, turn right into Norton Wood. Proceed down, taking the first right into Norton Wood, where number 81 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 B. 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 service from the main service providers (EE, Three, O2) although reception from Vodafone may be limited inside the house.

Local Authority

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

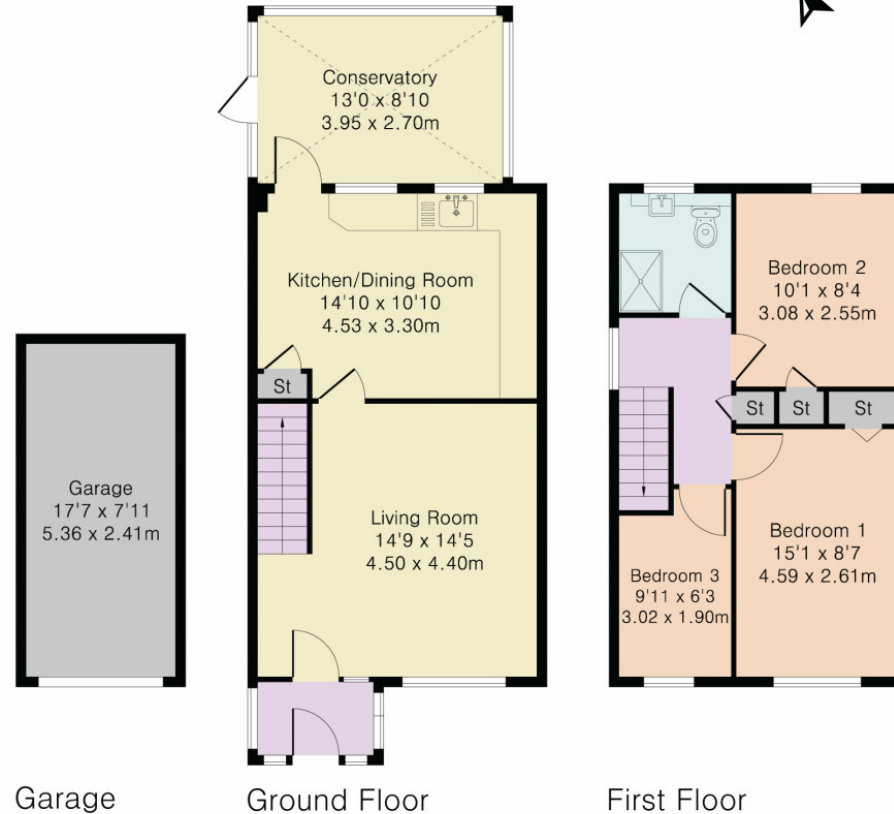


Approximate Gross Internal Area 1040 sq ft - 97 sq m

Ground Floor Area 524 sq ft – 49 sq m

First Floor Area 377 sq ft – 35 sq m

Garage Area 139 sq ft – 13 sq m



Energy Efficiency Rating		Current	Potential
*Very energy efficient - lower running costs			
69-71	A		
61-68	B		87
55-60	C		
49-54	D	66	
43-48	E		
37-42	F		
31-36	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.