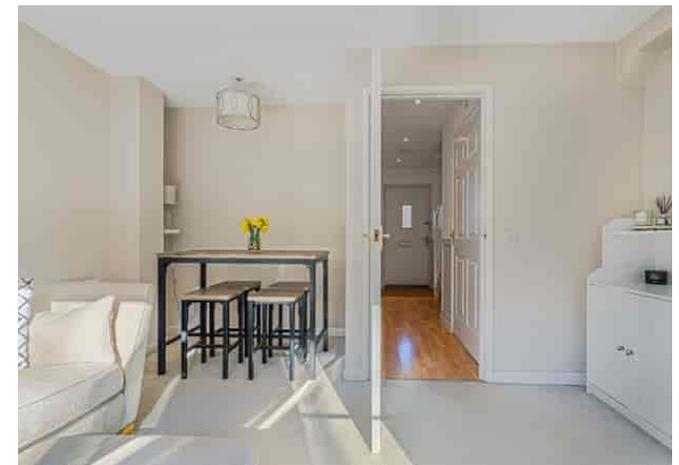




3 Hazel Court, Nailsworth, GL6 0TR  
£230,000

**PETER JOY**  
Sales & Lettings



### 3 Hazel Court, Nailsworth, GL6 0TR

Immaculately presented two bedroom mid terrace home in sought after Hazel Court, enjoying elevated views above Nailsworth. Offering bright living space, a private south facing garden, and allocated parking, all within easy reach of local amenities and countryside walks

ENTRANCE HALL, CLOAKROOM, WELL EQUIPPED KITCHEN, SITTING ROOM/DINING ROOM, PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM, BEDROOM TWO, BATHROOM, SOUTH FACING COURTYARD GARDEN AND ONE ALLOCATED PARKING SPACE

Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

t: 01453 833747

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### Description

3 Hazel Court is an immaculately presented mid terrace, two bedroom home, enviably positioned within the sought after Hazel Court development, elevated above Nailsworth and enjoying far reaching views. Surrounded by beautiful woodland walks and conveniently close to a highly regarded primary school and excellent bus links, the location perfectly balances tranquillity with accessibility. Built in 2007 and lovingly owned since 2019, the current sellers have thoughtfully enhanced the property to create a warm and inviting home. Arranged over two floors, the accommodation is both stylish and practical.

The entrance hall immediately sets the tone, featuring a striking panelled wall, useful understairs storage, and stairs rising to the first floor. To the front of the house, the kitchen enjoys pleasant views and is fitted with a range of sleek white wall and base units, complemented by integrated appliances including a fridge, freezer, gas hob, and electric oven. To the rear, the sitting room is a wonderfully light filled space, perfectly positioned on the south facing side to capture an abundance of natural sunlight throughout the day. French doors open directly onto the enclosed courtyard garden, creating a seamless flow between indoor and outdoor living, ideal for both relaxing and entertaining. Upstairs, the landing provides access to the loft and an airing cupboard. The principal bedroom, located at the front, benefits from two windows framing the lovely outlook, as well as an over stairs cupboard and a private en-suite shower room. Bedroom two, overlooking the rear, is currently used as a study and dressing room, offering flexibility to suit a variety of needs. The family bathroom is well appointed, featuring a bath with shower over, pedestal wash basin and WC.

### Outside

The front garden is open plan and laid to gravel for ease of maintenance. The rear courtyard is a particular highlight, south facing, private, and thoughtfully designed to be both low maintenance and perfect for al fresco dining or entertaining. Steps lead up to a rear gate, beyond which lies the allocated, numbered parking space.

### 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 proceed up Spring Hill for approximately one mile. Turn right at the roundabout by Forest Green Rovers Football Club and proceed down into Nortonwood. Hazel Court can be found on the right hand side before you approach Woodpecker Walk. Number three can be identified by our for sale board.

### Property information

The property is leasehold with 999 years starting from 2007. The current annual maintenance charges are £359.40 per annum. 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 ultrafast, and you are likely to have full service from all major mobile providers (EE, Three, O2 and Vodafone) outside the property, although reception 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

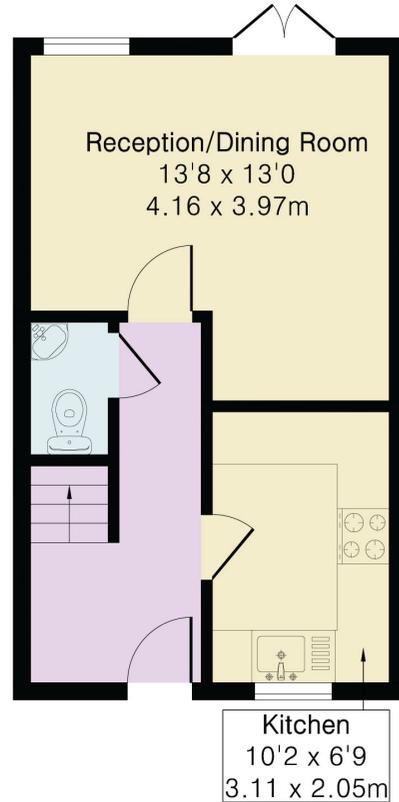
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



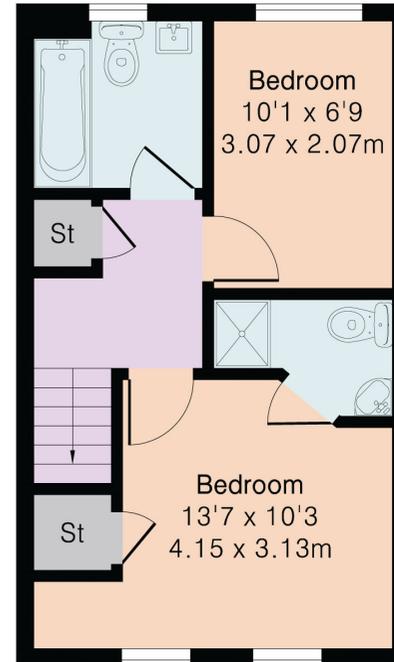
# Approximate Gross Internal Area 646 sq ft - 60 sq m

Ground Floor Area 323 sq ft – 30 sq m

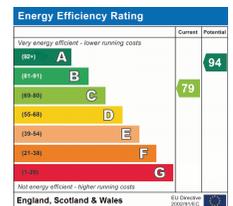
First Floor Area 323 sq ft – 30 sq m



Ground Floor



First Floor



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.