



5b Cherry Tree Close, Nailsworth, Gloucestershire, GL6 0DX
£440,000

PETER JOY
Sales & Lettings



5b Cherry Tree Close, Nailsworth, Gloucestershire, GL6 0DX

An immaculately presented four bedroom detached family home, beautifully positioned high above Nailsworth town centre and enjoying a wonderful south west facing rear garden, parking for two/three cars, EV charging point and an integral garage

ENTRANCE PORCH, ENTRANCE HALL, CLOAKROOM, CONTEMPORARY KITCHEN OPENING INTO DINING AREA, SITTING ROOM WITH FRENCH DOORS TO REAR GARDEN, INTEGRAL GARAGE WITH UTILITY AREA, THREE FIRST FLOOR BEDROOMS (PRINCIPAL BEDROOM WITH EN-SUITE BATHROOM), FAMILY BATHROOM, SECOND FLOOR BEDROOM WITH BATHROOM, GARDEN, PARKING FOR TWO/THREE VEHICLES & EV CHARGING POINT.

Viewing by appointment only

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Description

Built in approximately 2012, 5B Cherry Tree Close is set along a private road shared with just two other homes. Designed with family living in mind, this stylish and thoughtfully planned house offers a versatile layout that allows everyone their own space while maintaining a connected feel throughout. The immaculately presented accommodation is arranged over three floors. The entrance porch opens via a half-glazed door into a welcoming hallway, complete with excellent understairs storage and a cloakroom. From here, doors lead into the main living areas. The kitchen is a particularly inviting space for those who love to cook, featuring modern fitted units, generous worktop areas, and integrated appliances. The kitchen flows into a sociable dining area, perfect for family meals or entertaining guests. There's also a convenient internal door providing access to the integral garage. At the rear of the house, there's a sitting room with French doors opening directly onto the garden, creating a lovely connection between indoor and outdoor living.

Upstairs, the first floor offers three well proportioned bedrooms. The principal bedroom, positioned to the south side of the house, benefits from built-in wardrobes and an en-suite bathroom. A further generous double bedroom lies to the front, ideal for guests, while the third bedroom currently serves as a dressing room. The family bathroom completes this level. On the top floor, there's a further double bedroom, a perfect private suite for a teenager, guest, or home office. This level also includes a versatile additional area ideal as a TV snug or study space, along with its own bathroom.

Outside

The property is approached via a shared private driveway at the end of Cherry Tree Close, serving only three houses. 5B benefits from two private parking spaces, EV charging point and an integral garage with power, lighting, and a rear door to the garden. The rear garden is a real highlight, designed for both relaxation and entertaining. Immediately behind the house is a sheltered patio seating area, perfect for al fresco dining, leading to a neat lawn and a raised decked terrace positioned to capture the very best of the afternoon and evening sun. The south/west aspect ensures sunshine throughout the day, and a rear gate provides convenient access.

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 office proceed down the hill to the roundabout. Take the first exit and continue up Spring Hill, passing the turning for Nailsworth Centre (Old Market). Pass the turnings for Fewster Road and Churchill Road on the left and continue. Take the next sharp left turn into Burma Road. Cherry Tree Close can be found on the right. Follow the road around and 5b is the second to last house on the left hand side.

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 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. 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



5B Cherry Tree Close, GL6 0DX

Approximate Gross Internal Area = 123.8 sq m / 1332 sq ft
(Including Garage)

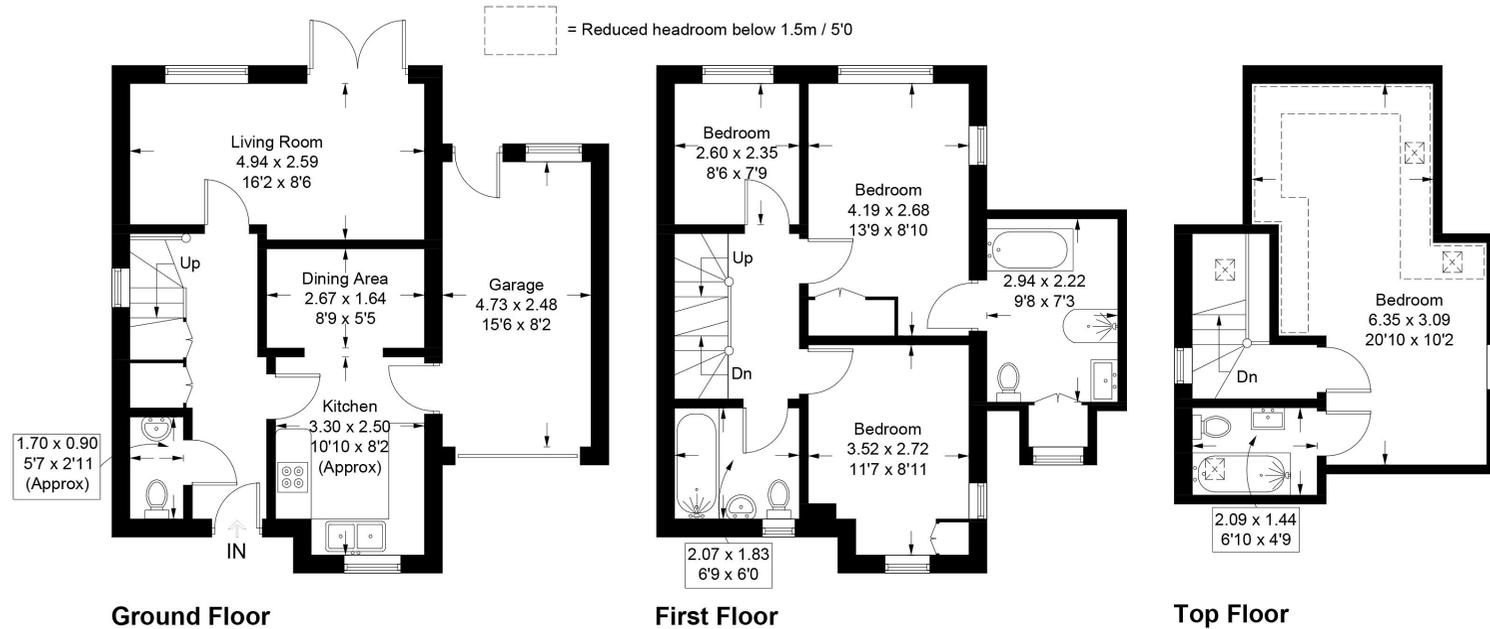


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (1250103)

Energy Efficiency Rating		Current	Potential
More energy efficient - lower running costs			
BB+	A	78	88
(81-81)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
10%	G		
Less 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.