



50 Beechwood Close, Nailsworth, Gloucestershire, GL6 0BG
£350,000

PETER JOY
Sales & Lettings



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A modern three storey end terrace offering flexible living across three floors with a bright kitchen/diner with french doors to a south facing garden, sitting room with Juliet balcony, three double bedrooms and an integral garage with parking - lead photo is of the rear view

ENTRANCE HALL, CLOAKROOM, KITCHEN/DINING ROOM, SITTING ROOM WITH JULIET BALCONY, PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM, TWO FURTHER DOUBLE BEDROOMS (ONE CURRENTLY PARTITIONED TO CREATE A SEPARATE DRESSING AREA/STUDY, BATHROOM, GARDEN, INTEGRAL GARAGE AND PARKING

Viewing by appointment only

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Description

Built in 2007, this modern end of terrace home is arranged over three floors, offering practical and well planned accommodation throughout. From the front door, you enter into a tiled entrance hall with access to a cloakroom and a useful understairs storage cupboard. The tiled flooring continues into the spacious kitchen/diner at the rear, which is fitted with a range of wall and base units along with an integrated hob, oven, and grill. French doors open directly onto the rear garden, creating a great connection between indoor and outdoor space.

On the first floor is a bright sitting room at the rear, with Juliet balcony and an additional window allowing in plenty of natural light. A modern bathroom with bath and shower over is also on this floor, along with a double bedroom. The second floor offers a principal bedroom with en-suite shower room and a full bank of built-in wardrobes with drawers and hanging rail. Also on this level is an airing cupboard housing the hot water tank, and a third bedroom at the front of the house which has been partitioned to create two separate rooms. This layout is ideal for a nursery, dressing room or home office, but could be easily returned to a larger double bedroom if preferred. These front facing rooms enjoy lovely far reaching views across the valley.

Outside

The south facing rear garden is laid out for low maintenance enjoyment, with a paved patio area outside the dining area, a raised decked seating area, and planted borders. The garden is fully enclosed and benefits from gated side access and a lockable wooden storage shed. At the front of the property, there is an integral garage and off road parking. Some neighbouring homes have converted their garages into additional internal accommodation which could offer future potential for buyers, subject to the necessary permissions.

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 and head in the direction of Forest Green. Continue up Spring Hill for approximately half a mile, then take the first exit at the roundabout into Beechwood Close, where number 50 will be directly ahead of you.

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 service from the main service providers (EE, Three, O2, Vodafone) although reception from Vodafone and O2 may be limited inside the house.

Local Authority

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

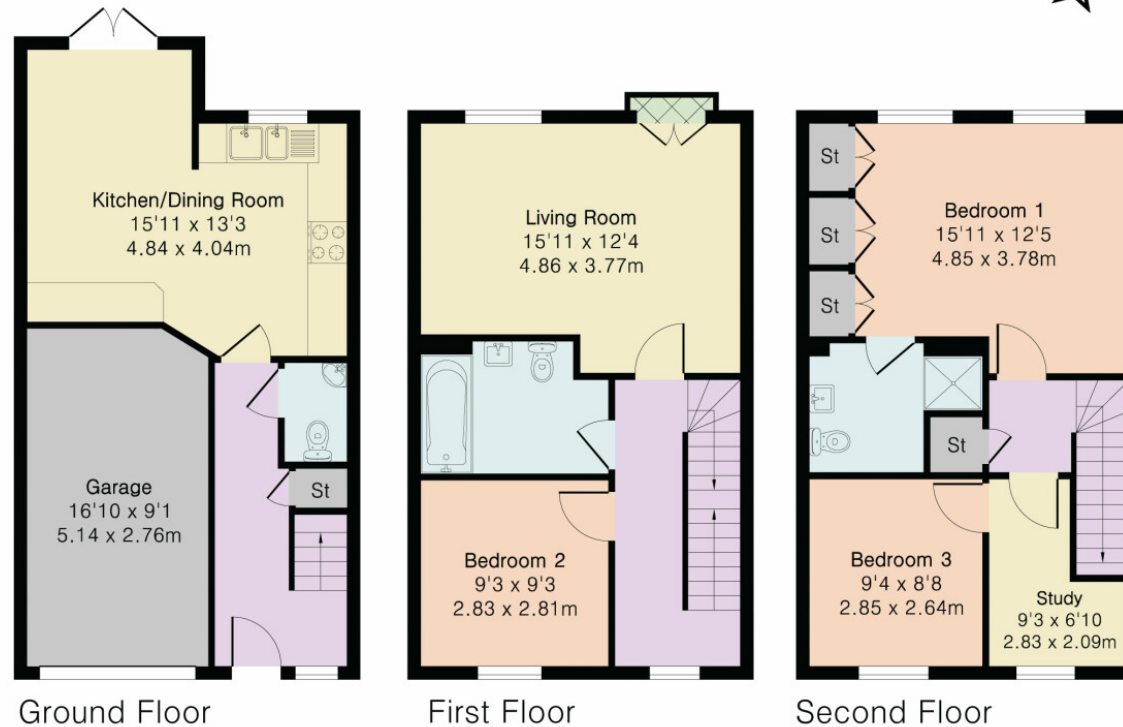


Approximate Gross Internal Area 1329 sq ft - 123 sq m

Ground Floor Area 463 sq ft – 43 sq m

First Floor Area 433 sq ft – 40 sq m

Second Floor Area 433 sq ft – 40 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(90+) A		7479
(81-90) B		
(69-80) C		
(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.