



33 Rowan Way, Nailsworth, Gloucestershire, GL6 0TE
£275,000

PETER JOY
Sales & Lettings



33 Rowan Way, Nailsworth, Gloucestershire, GL6 0TE

A well presented mid terrace house located in a quiet location with garage, three bedrooms, lovely views towards Amberley and beyond

ENTRANCE PORCH, SITTING ROOM, KITCHEN/DINING ROOM, REAR PORCH, THREE BEDROOMS, BATHROOM, GARDENS AND SINGLE GARAGE

Viewing by appointment only

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Description

An entrance porch provides a practical space for coats and boots before opening into the welcoming sitting room. A large picture window to the front floods the room with natural light while perfectly framing the valley views. Stairs lead to the first floor and there is a generous understairs cupboard providing excellent storage. To the rear of the property is a well proportioned kitchen/dining room fitted with painted wall and base units and offering ample space for family dining. A further understairs cupboard, currently used as a larder, adds to the practicality of the space. Off the kitchen is a useful rear porch providing access to the garden.

On the first floor, the landing gives access to the loft space and an airing cupboard. The principal bedroom is positioned at the front of the house to take full advantage of the stunning outlook and benefits from a hanging recess. Bedroom two overlooks the rear garden and includes a built-in storage cupboard. Bedroom three is ideal as a child's room or study and features a raised cabin bed with ladder and an over stairs cupboard beneath. The family bathroom comprises an enamel bath with shower over, WC and pedestal wash hand basin.

Outside

To the front there is an open plan lawn with a rose bush and mature hazel tree, along with a shared pathway leading to Nos. 33 and 35 Rowan Way. The enclosed rear garden enjoys a sunny south westerly aspect and offers a gravelled, sheltered seating area ideal for entertaining. Well stocked flower beds include herbs, a mature magnolia and hydrangea, creating a colourful and established setting. There is also a covered area to the side of the single garage, which benefits from an up-and-over door, power, lighting and a pedestrian side door.



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 into Spring Hill. Proceed to the top of the hill, passing Nailsworth Primary School on your left. At the roundabout, turn right by Forest Green Rovers into Norton Wood. Continue downhill, passing Miles Playground on your left, and park opposite where you will see the for sale board at the bottom of the footpath. Walk up the path and the property will be found on the right-hand side.



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 superfast connections, and you are likely to have service from the main service providers (EE, Three, O2, Vodafone) although reception from Vodafone 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

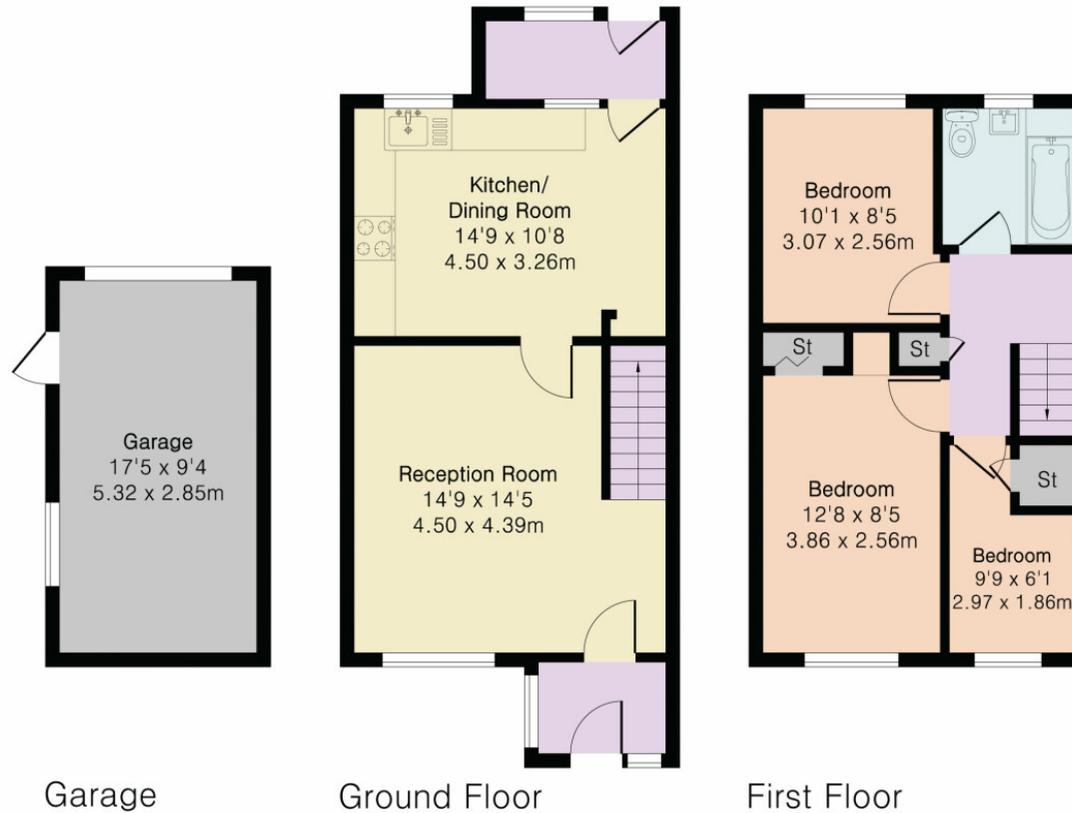
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321

**Approximate Gross Internal Area 817 sq ft - 76 sq m
(Excluding Garage)**

Ground Floor Area 440 sq ft – 41 sq m

First Floor Area 377 sq ft – 35 sq m

Garage Area 163 sq ft – 15 sq m



Energy Efficiency Rating		Current	Potential
More energy efficient - lower running costs			
80+	A		
69-79	B		
55-68	C		
45-54	D		
35-44	E		
21-34	F		
1-20	G		
Less energy efficient - higher running costs			
England, Scotland & Wales			
		74	81

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.