



16 Woodpecker Walk, Forest Green, Nailsworth, Gloucestershire, GL6 0HQ
£295,000

PETER JOY
Sales & Lettings



16 Woodpecker Walk, Forest Green, Nailsworth, GL6 0HQ

Tucked away in a quiet cul-de-sac close to local bus routes, this well presented 1970s semi detached bungalow offers two bedrooms, a stylish kitchen/breakfast room, light filled living space, low maintenance gardens, a garage and parking space

ENTRANCE LOBBY, ENTRANCE HALL, KITCHEN/BREAKFAST ROOM, SITTING ROOM, TWO BEDROOMS, SHOWER ROOM. FRONT AND REAR GARDENS, GARAGE AND PARKING



Viewing by appointment only

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Description

Set in a peaceful cul-de-sac and within easy reach of local bus links and town amenities, this well maintained 1970s semi detached bungalow offers light and comfortable single level living in a surprisingly private setting. The property is accessed via a double glazed entrance lobby at the side of the bungalow, a useful space for coats, boots, and extra storage. From here, the front door opens into an entrance hall laid with wood effect flooring, which continues seamlessly into the sitting room. To the rear of the property, you'll find the kitchen/breakfast room and 16' sitting room. The kitchen/breakfast room is a lovely, bright space overlooking the rear garden, fitted with a good range of high gloss wall and base units and a generous breakfast bar – ideal for casual dining. The tiled floor adds a practical finish, and the large window draws in plenty of natural light. The sitting room is equally light and airy, with French doors opening onto a raised patio — ideal for relaxing or entertaining. From the hallway, you'll also find a stylish shower room with a large cubicle and window, two storage cupboards (including an airing cupboard), and two double bedrooms located at the front of the bungalow. The principal bedroom features built in wardrobes and a large front facing window, while bedroom two also enjoys a pleasant outlook over the front garden.

Outside

The property enjoys attractive, low maintenance gardens to both the front and rear, thoughtfully landscaped and beautifully maintained by the current seller. To the rear, you'll find a garage in a nearby block with a private parking space beside it, large enough to also accommodate bins or additional storage. From the parking area, steps lead up to a gated entrance into the rear garden. There is also a second access point via steps at the lower part of the garden. The rear garden is laid out for ease of maintenance, with areas of bark chip and gravel, along with a small greenhouse and raised planting beds filled with flowers and shrubs. A raised paved terrace, accessed via french doors from the sitting room, provides an ideal spot for a table and chairs. A gravel path runs along the side of the bungalow, linking the rear garden with the private front garden. The front garden enjoys excellent privacy and includes a spacious paved seating area, a raised gravel bed with a water feature, and a range of well kept shrubs and flowers. Enclosed by conifer hedging and fencing, it offers a lovely, secluded place to sit and enjoy the sunshine.

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

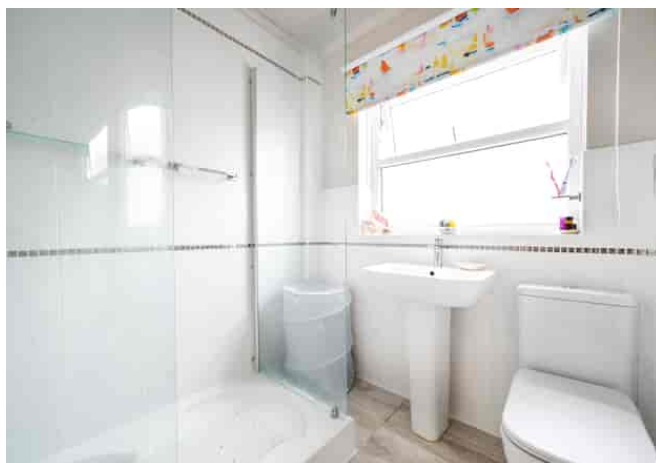
From our Nailsworth office turn left and left again at the mini roundabout into Spring Hill. Continue up the hill for approximately one mile turning right at the first mini roundabout into Norton Wood. Continue down and follow the road around to the left where you take the first turning signposted Woodpecker Walk. Continue into the cul-de-sac where 16 Woodpecker Walk can be found at the top on the right hand side as 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 A. 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.

Local Authority

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



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Approximate Gross Internal Area = 63.0 sq m / 678 sq ft

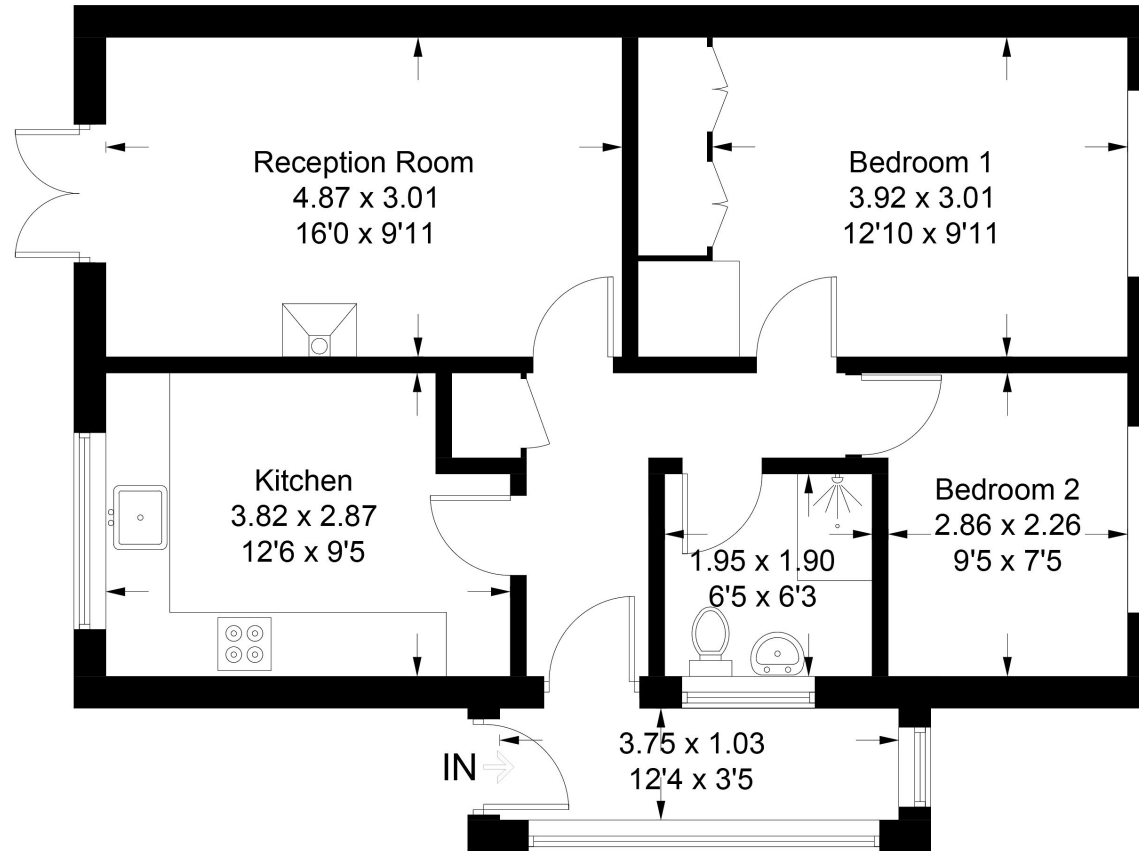


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1204606)

Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92-100)	A	90
(81-91)	B	
(69-80)	C	72
(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.