



1 Cherry Tree Close, Nailsworth, Gloucestershire, GL6 0DX
£465,000



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A well presented detached modern house in a quiet cul de sac above Nailsworth town with four bedrooms, a 22' sitting/dining room, 14' kitchen/breakfast room, parking and a level enclosed garden

PORCH, 22' SITTING/DINING ROOM WITH WOOD BURNING STOVE, 14' KITCHEN/BREAKFAST ROOM, UTILITY ROOM, CLOAKROOM/WC, FOUR BEDROOMS, BATHROOM, PARKING AND ENCLOSED LEVEL GARDEN



Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

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Description

1 Cherry Tree Close is a well presented detached house in a small cul de sac above Nailsworth. This quiet popular location really does offer the best of both worlds - the shops and amenities of our friendly, inclusive town within three quarters of a mile, and countryside walks along the lane at Newmarket and in the woodland beyond. The current owners have been very happy here during their 10 year tenure, and have made many improvements to the property in that time. The resulting property is welcoming and easy to live in, with accommodation arranged over two floors. A porch, 22' sitting/dining room with wood burning stove, 14' kitchen/breakfast room, useful utility room and cloakroom/W.c are on the ground floor. A staircase leads up from the sitting/dining room to the first floor, with a landing, bathroom with contemporary fittings and four bedrooms on this floor. The property tastefully decorated, and many of the window enjoy a good view.

Outside

Outside you'll find parking and a level garden. The parking is to the side of the property, with provision for an EV charging point, with the garden to the side and rear of the house. At the back, there's a large paved patio with a wooden pergola overhead, furnished with rattan seating and a dining set — perfect for relaxing or having friends over, while a shed keeps things tidy. A lawn stretches out at the side with a path leading from the patio doors, bordered by flower beds, a mature tree, and a few colourful planters. The wooden fencing provides privacy but still allows glimpses of the surrounding rooftops and countryside beyond. There is a gated into the garden at the front.



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. 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, and the house is the second on the left.

Property information

The property is freehold. Gas central heating, mains electricity, water. Private drainage system. The council tax band is D. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include superfast, and mobile voice and data services should be available from all major networks.

Local Authority

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



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Approximate Gross Internal Area = 111.3 sq m / 1198 sq ft

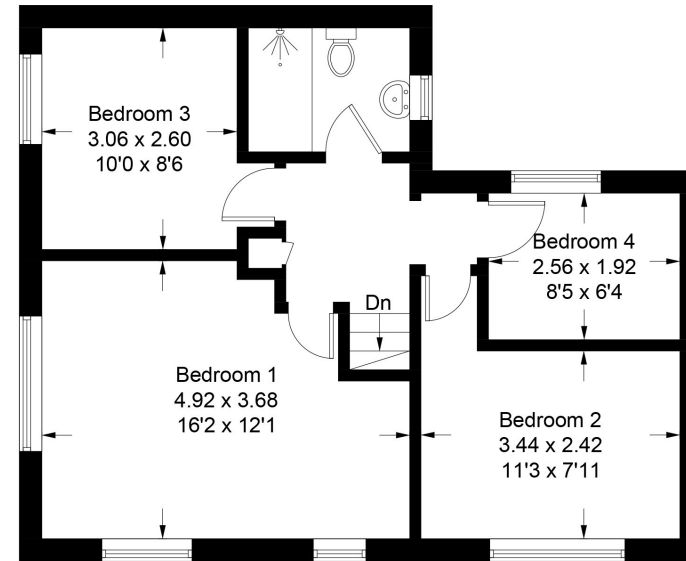
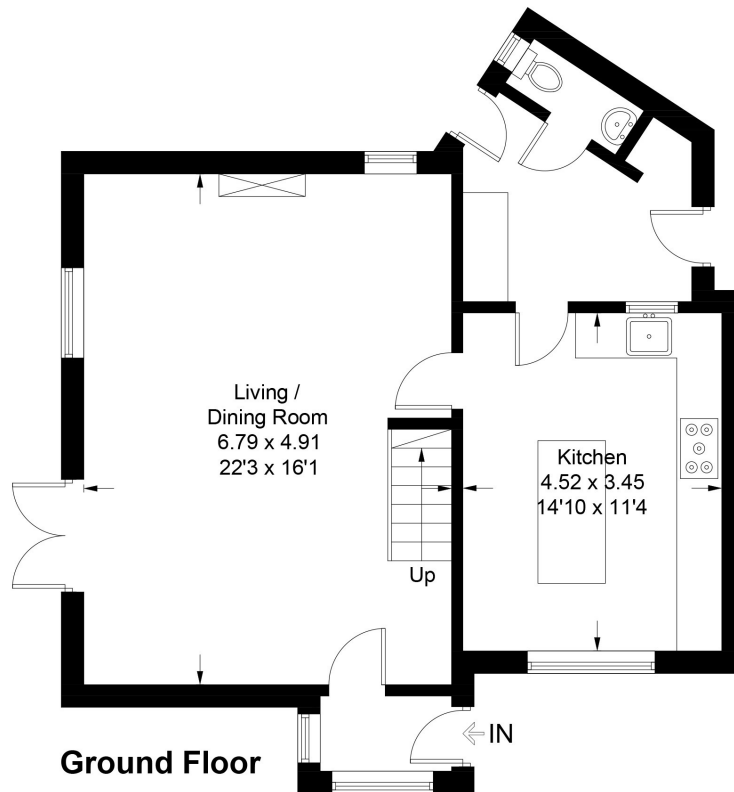


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1218824)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(90+)	A		
(81-90)	B		
(69-81)	C		
(55-69)	D		
(39-55)	E		
(21-39)	F		
(1-21)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		65	72
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.