



59 Nortonwood, Nailsworth, Gloucestershire, GL6 0TB
£325,000

PETER JOY
Sales & Lettings



59 Nortonwood, Nailsworth, Gloucestershire, GL6 0TB

Offered CHAIN FREE – a three bedroom semi-detached chalet style home with flexible living accommodation, good parking, garage and gardens

CONSERVATORY, ENTRANCE HALL, KITCHEN/BREAKFAST ROOM, SITTING ROOM/DINING ROOM, TWO DOUBLE BEDROOMS, BATHROOM, FIRST FLOOR BEDROOM WITH SHOWER ROOM, GARDEN, GARAGE AND PARKING

Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

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Description

Nestled at the top of a cul-de-sac, this semi-detached chalet-style bungalow offers a private retreat just a mile from the bustling centre of the sought-after town of Nailsworth. Its location is ideal, with a well-regarded primary school nearby and convenient bus routes providing excellent connections to surrounding towns. The property is being offered chain-free and, while in need of some updating, is perfectly liveable and brimming with potential.

Spread across two floors, the home features versatile accommodation to suit a variety of needs. As you enter, a welcoming conservatory at the side of the property provides the perfect spot to relax and enjoy views of the garden. From here, a door leads into the hallway, where you'll find a kitchen/breakfast room at the back of the bungalow. The sitting room, thoughtfully extended, offers ample space for both relaxation and dining, with room for a table at one end. The ground floor also includes two comfortable double bedrooms and a bathroom. Upstairs, accessed via a staircase from the hallway, is a third bedroom complete with built-in wardrobes and a separate shower room, adding convenience and privacy to the upper level. With its peaceful location and flexible layout, this property offers an excellent opportunity for those looking to create their dream home in a prime position.

Outside

The property boasts a bricked paved front driveway offering parking, which leads to a single detached garage. A gated pedestrian entrance opens into a charming and secluded rear garden, designed for both relaxation and practicality. The garden features a patio area, perfect for outdoor dining or enjoying the tranquil surroundings. Beyond the patio lies a well-maintained garden space, enhanced by the presence of mature apple trees, adding seasonal beauty and a touch of natural charm. The garden is enclosed by fenced boundaries, ensuring privacy and a peaceful atmosphere. A gate at the far end provides access to a nearby footpath, offering the opportunity for leisurely walks and easy access to the surrounding area. This outdoor space complements the home, providing a delightful retreat for gardeners, families, or those simply seeking a quiet corner to unwind.

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 59 Norton Wood can be found at the top on the lefthand 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 B. 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

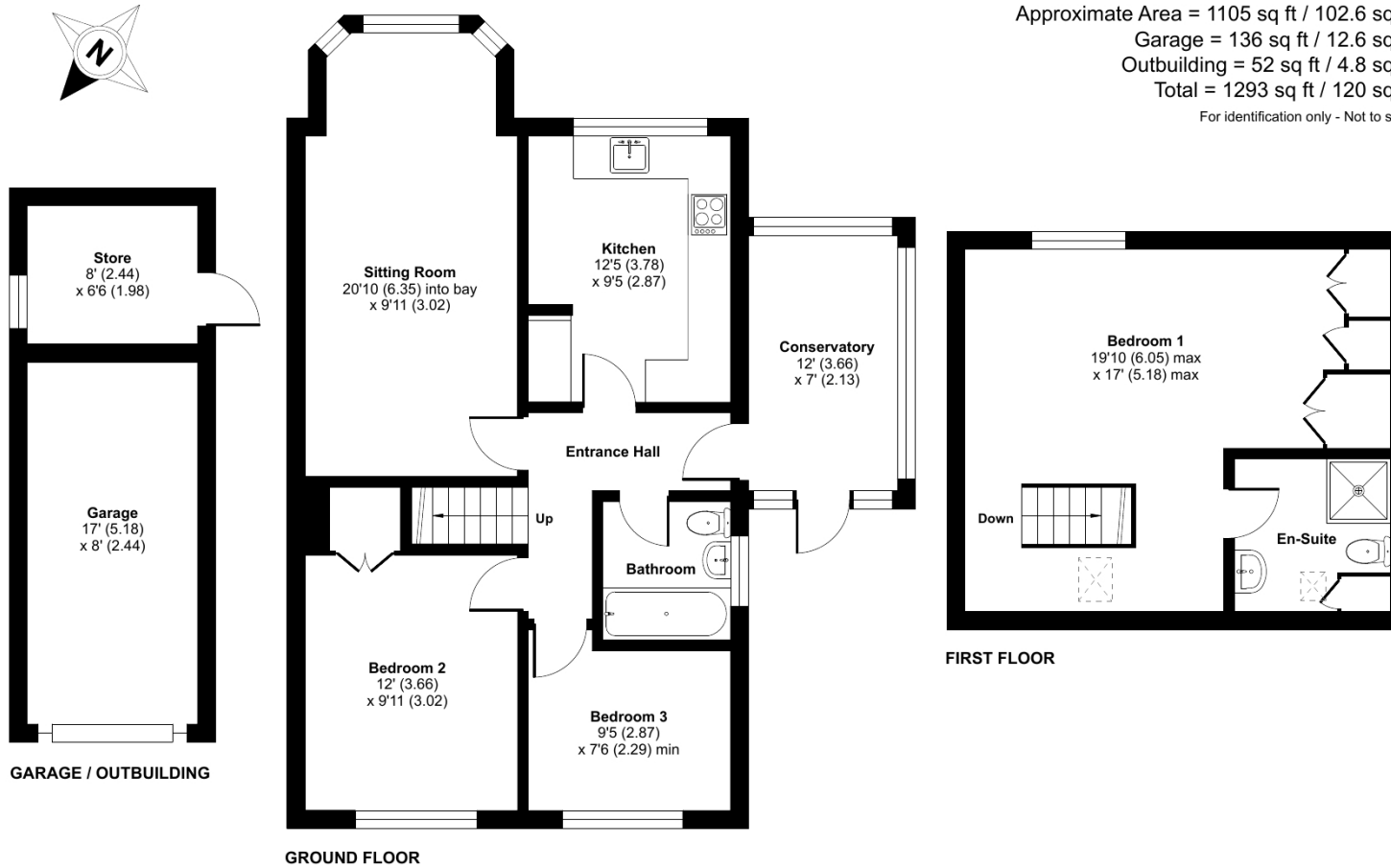
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



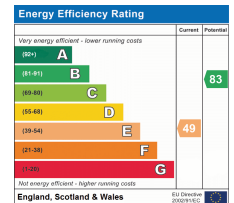
Nortonwood, Forest Green, Nailsworth, Stroud, GL6

Approximate Area = 1105 sq ft / 102.6 sq m
 Garage = 136 sq ft / 12.6 sq m
 Outbuilding = 52 sq ft / 4.8 sq m
 Total = 1293 sq ft / 120 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Peter Joy Estate Agents. REF: 1218879



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.