



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Nymphsfield Road, Nailsworth, Stroud | £450,000  
Call us today on 01453 764912



### Energy rating and score

This property's energy rating is D. It has the potential to be C.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**\*\* Unexpectedly re-available \*\*** Hunters Estate Agents are delighted to offer this extended semi-detached property enjoying views over the surrounding area. The property comprises off an entrance hall, kitchen/dining room, cloakroom, lounge and sitting room/bedroom 5 to the ground floor. The first floor has bedroom one with en-suite, three further bedrooms and the family bathroom. Further benefits include gardens, parking, garage, aluminum framed windows, views and gas central heating.

#### SITUATION

Nailsworth has become an increasingly popular shopping destination within the Stroud Valleys, benefiting from a large and comprehensive selection of specialty shops including Williams Food Hall, the famous Hobbs House Bakery, various clothing and gift shops, several cafes and a good selection of very well regarded restaurants. In addition to this, the town benefits from three supermarkets and free parking. There are excellent state and private schools within the area, and Nailsworth is also home to Forest Green Rovers Football Club where there is a modern leisure/fitness centre. Bus services connect with Stroud, some 4 miles away, where there is a more comprehensive selection of shopping, educational and leisure facilities. Junctions of the M4 and M5 motorways are within easy reach and railway stations at Stroud (4 miles), Stonehouse (6 miles) and Kemble (10 miles) provide main line services to Gloucester, Swindon and London Paddington.

#### OWNERS COMMENTS

Since purchasing the house in 2021, I have made sympathetic changes, had a rolling programme of works, upgraded the kitchen and dining area, wood burner, bathrooms, lighting, flooring etc and given it a modern feel without ruining the original Edwardian cottage and the later extension. My original plan was to convert the garage, or to relocate the parking to reclaim the garden but that's not happened and I have to hand over to the next owner, they can leave their own mark on this lovely home. Lamorna has a calmness, it has many sunny vistas and light floods into the house. What it lacks in grandeur it more than makes up for in warmth and comfort. I am moving as I have a new job opportunity and need to be make life easier with the next chapter of my life, but will remember this house most fondly, post divorce it has been a haven. I shall especially miss the stunning sunrises I enjoyed from my bedroom, which were quite extraordinary.

#### ENTRANCE HALL

19'10" x 10'7"

Aluminum framed double glazed & opaque entrance door & windows, stairs to first floor, radiator, storage cupboard & area and a phone point.

#### CLOAKROOM

Low level WC, vanity sink with mixer tap, splash back tiling, tiled flooring, radiator and a aluminum framed double glazed & frosted window to side.

#### LOUNGE

16'2" x 13'5"

Aluminum framed double glazed window to front, exposed beam, exposed brick, USB socket, skirting board heating, wood burner

#### KITCHEN/DINING ROOM

##### KITCHEN AREA

12'4" x 10'4"

Good range of wall, floor & drawer kitchen units, ceramic drainer sink with mixer tap, built-in Neff double oven & Neff induction hob, space for fridge/freezer, dishwasher & washing machine, extractor fan, splash back tiling and aluminum framed double glazed windows & door to rear with views.

##### DINING AREA

10'7" x 8'3"

Radiator and cupboard containing Vaillant combination boiler.

##### SITTING ROOM / BEDROOM FIVE

13'5" x 12'0"

Aluminum framed double glazed windows to front & side with views, gas fire place and a radiator.

##### FIRST FLOOR LANDING

14'7" x 11'6"

Aluminum framed double glazed window to rear with views, skirting heating and access to loft space. The loft is part-boarded, insulated, has power & lighting, Velux window and accessed via pull-down ladder.

##### BEDROOM ONE

12'4" x 12'2"

Aluminum framed double glazed window to front & side with views, radiator and phone point.

##### EN-SUITE

Low level WC, vanity sink with mixer tap, shower cubicle, shower off mains, heated towel rail, tiled throughout and extractor fan.

##### BEDROOM TWO

12'5" x 8'7"

Aluminum framed double glazed window to front and a radiator.

##### BEDROOM THREE

12'11" x 7'4"

Aluminum framed double glazed window to rear with views and a radiator.

##### BEDROOM FOUR

12'11" x 10'2"

Aluminum framed double glazed window to front and a radiator.

##### BATHROOM

Low level WC, pedestal wash basin with mixer tap, paneled bath, shower off mains, tiled throughout, shower glass, radiator and a aluminum framed double glazed & frosted window to side with views.

##### EXTERIOR

The rear & side garden has a patio area, decking area, lawned area, stone chippings area, bedding areas with planting, outside taps, outside lighting, water butt, fenced/brick borders and views.

The front garden is laid to lawn & stone chippings and has brick/hedge borders.

##### GARAGE

12'1" x 20'0"

Power, lighting, frosted window to rear & door to side.

##### TENURE

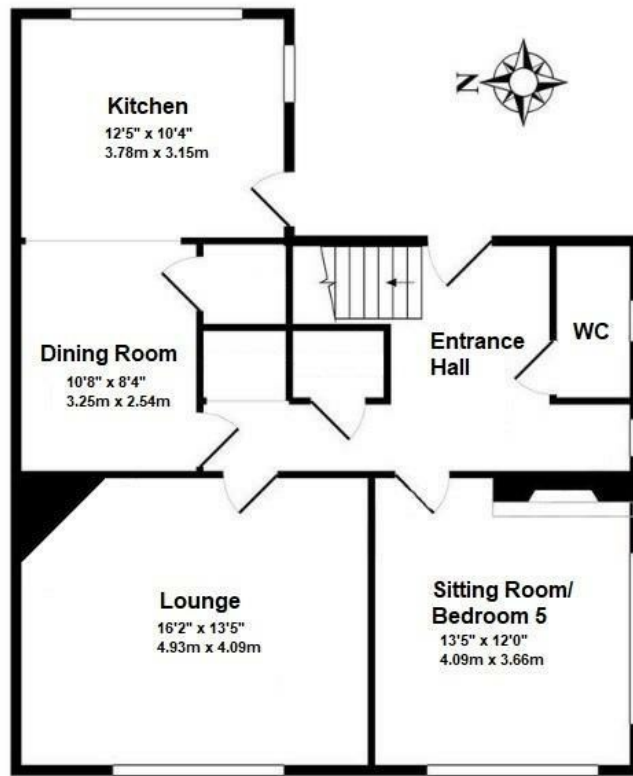
Freehold

##### COUNCIL TAX BAND

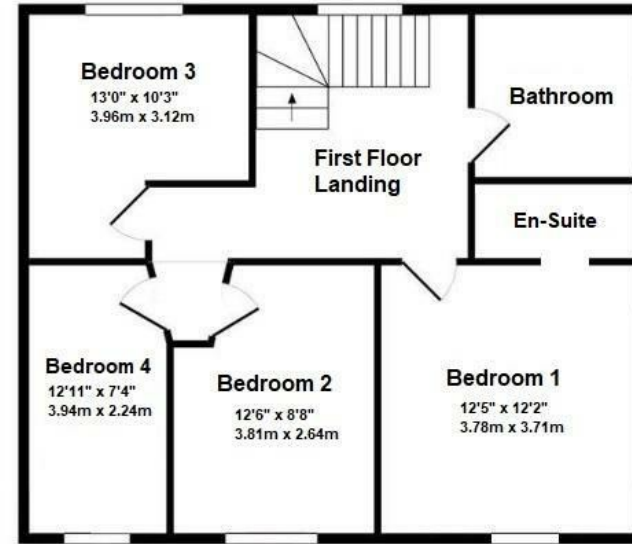
The council tax band is D.

##### SOCIAL MEDIA

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GROUND FLOOR  
APPROX. FLOOR  
AREA 807 SQ.FT.  
(75.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 679 SQ.FT.  
(63.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1486 SQ.FT. (138.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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