



SALES & LETTINGS





# Norton Ridge, Nailsworth, Stroud Gloucestershire GL6 0TN

**£525,000**

- Detached Four/Five Bedroom Home
- Double Garage & Plentiful Parking
- Flexible Accommodation
- Popular Elevated Cul-De-Sac Location on the Outskirts of Nailsworth
- Double Aspect Living Room
- Fitted Dining Kitchen
- Wet Room and Bathroom
- In Need of Updating

## The Property

TG Sales and Lettings are delighted to bring to the market this detached four/five-bedroom house, boasting a double garage, plenty of parking and terraced rear gardens. Tucked away along a quiet cul-de-sac, the pretty Cotswold market town of Nailsworth is only a mile away. The property is looking for its next owners to invest in a programme of modernisation throughout, to transform it into a contemporary home. The accommodation is well proportioned and flexible with the bedrooms and bathrooms on the ground floor and living areas and kitchen on the first floor taking in the lovely, far-reaching views across neighbouring rooftops to the wooded valley beyond.

A small entrance hall provides an area for coats and shoes and takes you into the main hallway. From here, doors lead to all four bedrooms, and the bathroom and there is a useful storage cupboard. Bedroom one has a wet room ensuite.

A winding staircase leads to the bright first floor landing where you will find the living room, kitchen diner, study/bedroom five, and cloakroom. The spacious living room enjoys a double aspect with views to the front and patio doors to the rear leading into the garden. The kitchen/diner also has a double aspect with views from the dining area and a door to the garden, with a range of fitted wall and base units with integral hob, double oven, dishwasher, washing machine, and sink/drainers with mixer tap. There is a large fridge/freezer included in the sale and plenty of room for a dining table. A cloakroom with WC and hand wash basin serves this floor.

Outside, the rear garden is laid to a good size patio, with an area of banked garden behind, requiring landscaping. A sloping garden area to one side of the house offers further potential for landscaping to create a very useable space. A driveway to the front boasts parking for at least four cars and leads to the detached double garage.



## Situation

The pretty, Cotswold market town of Nailsworth is full of independent shops, cafes and restaurants, and also provides two supermarkets, a choice of pubs, a fabulous delicatessen, local modern art gallery, and specialist shops offering a wide range of goods. Close by is Nailsworth Primary school, other neighbouring schools include The Acorn School (Waldorf Steiner), Horsley Primary School, Minchinhampton Primary and Beaudesert Private School. Stroud High and Marling Grammar schools can be found in Stroud. Minchinhampton Common is a short drive from Nailsworth where you can enjoy around 600 acres of National Trust land. The A46 provides access to Bath and Bristol, and the nearby town of Stroud which has a mainline train station.

## Directions

**SATNAV postcode GL6 0TN**

## Tenure Freehold

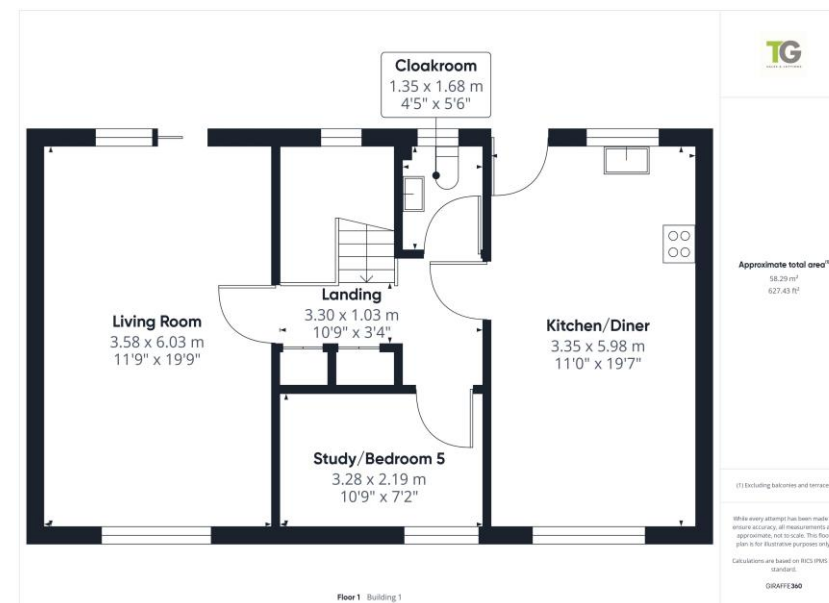
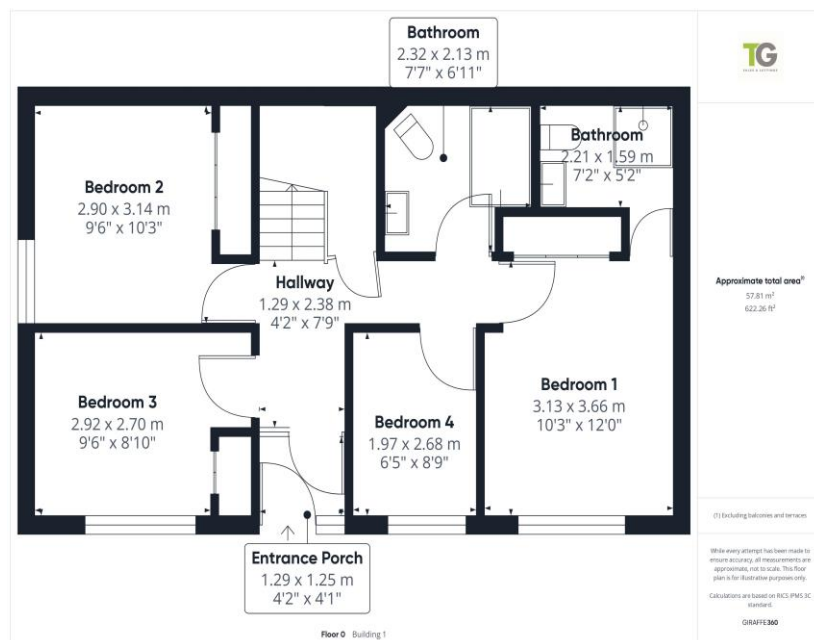
**Local Authority** Stroud District Council

**Services** Electric, Mains Gas, Mains Drainage and Water are all believed to be connected to the property.

**Council tax band E**







**Head Office**  
TG Sales & Lettings  
48 Stroud Road  
Gloucester  
Gloucestershire  
GL1 5AJ  
**Tel:** 01452 311776  
**Email:** info@tgres.co.uk  
**Website:** www.tgres.co.uk



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	73   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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