

43 Nursery Drive, Brimscombe, Stroud, Gloucestershire, GL5 2RL

Guide Price £350,000

PETER JOY
Sales & Lettings









43 Nursery Drive, Brimscombe, Stroud, Gloucestershire, GL5 2RL

A two-bedroom detached bungalow, quietly positioned on Lewiston Road, offering generous single-level accommodation throughout. The property further benefits from off-road parking, a garage and a level rear garden.

ENTRANCE INTO UTILITY, KITCHEN, DINING ROOM LEADING THROUGH INTO SITTING ROOM, CONSERVATORY, TWO BEDROOMS, BATHROOM, GARAGE, OFF ROAD PARKING, LEVEL GARDEN

Viewing by appointment only

The Old Chapel, Brimscombe, London Road, Stroud, GL5 2SA t: 01453 766333 Email: stroud@peterjoy.co.uk







Description

Tucked away at the bottom of Lewiston Road, this two-bedroom detached bungalow offers approximately 1,197 sq.ft. of well-proportioned accommodation arranged across one level. Further benefits include off-road parking, a garage and a level garden. The property is entered via a utility area with a cloakroom and access through to the kitchen, which is fitted with a range of wall and base units and includes a selection of both freestanding and integrated appliances. From here, the kitchen flows into a spacious dining/sitting room measuring approximately 24'8" x 11'11", with windows overlooking the side and rear garden. The sitting room also features an enclosed woodburner, creating a focal point for the space. A door from the sitting room leads into the conservatory, which enjoys views of the garden and provides direct access via double doors. The bungalow further comprises two well-proportioned bedrooms, which are served by a family shower room.

Outside

Outside, the property offers off-road parking for several cars, together with access to the garage. The bungalow benefits from wraparound outdoor space, with the front area providing several sheds and a log store. Side access leads through to the rear garden. The rear garden is a generous, level space featuring a patio seating area, lawn, and well-established mature borders. A gate at the rear of the garden provides direct access onto Nursery Drive.

Location

Brimscombe is a fascinating area of Stroud whose past and present is inextricably linked with the canal which cuts through it. A haven for wildlife and a popular spot for walkers, the canal is also the location of the trendy Stroud Brewery, renowned for its craft beers and pizzas. This area became the beating heart of the Stroud woollen trade and the site of a number of significant mills, many of which have survived and been adapted for other purposes. Brimscombe Port was a key transfer point for sea-going barges to narrow boats, accommodating 100 vessels at its height, as well as the site of several boat-building yards. The basin was filled in after the Second World War and the port later fell into disrepair. However, work is due to begin soon on transforming the site into a new waterside community, including more than 150 sustainable homes, with the restoration of the canal basin and the retention of heritage buildings. Today, Brimscombe and Thrupp are thriving and friendly communities with two primary schools, catchment for Thomas Keble school a popular pub, church and shops at Brimscombe Corner, including a general store. Other amenities in the area include an antiques emporium, paint and art shops, a fitness centre, Stroud Foot Clinic, the charming waterside Felt Café and the Long Table community canteen and restaurant. The larger town of Stroud, which has a direct rail link to London, supermarkets, cinema and a leisure centre is just down the road and can be accessed via the bus route (A419) or canal side walk.

Directions

Leave Stroud via the A419 London Road. Proceed past Brimscombe Corner and turn left onto Toadsmoor Road. Take the second left onto Bourne Lane and then the second left into Lewiston Road. The bungalow can be found at the bottom of the hill on your right.

Property Information

The property is freehold and has gas central heating, mains electricity, water and drainage. 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 include standard, superfast and ultrafast. You are likely to have service from the main service providers (EE, Three, O2 and Vodafone).

Local Authority

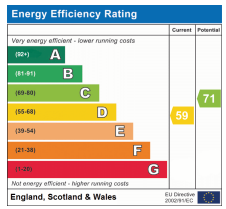
Stroud District Council, Ebley Mill,Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321

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Approximate Gross Internal Area = 111.2 sq m / 1197 sq ft
Garage = 23.2 sq m / 250 sq ft
Total = 134.4 sq m / 1447 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1307000)



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.

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