

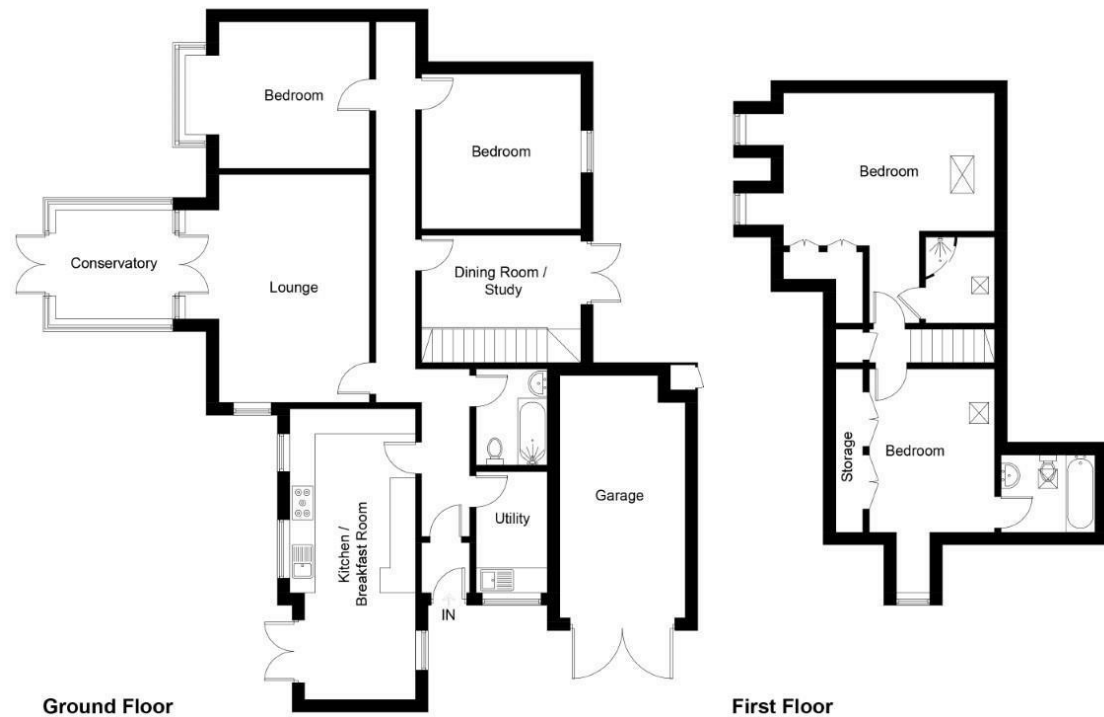


**Garage & Driveway**

19'1" x 9'10" (5.82m" x 3.00m")  
 There is a large block paved driveway providing off road parking for numerous vehicles, leading to the garage, which is accessed via a pair of side hung doors, with light and power connected.

**Crosslands**

Approximate Gross Internal Area = 172.6 sq m / 1858 sq ft  
 Garage = 17.3 sq m / 186 sq ft  
 Total = 189.9 sq m / 2044 sq ft (Excluding External Cupboard)



For illustrative purposes only. Not to scale. ID957190  
 Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
 Floor Plan Produced by EPC Provision

**Tenure:** Freehold  
**Floor area:** 1858.00 sq ft  
**Tax Band:** F



**Local Authority:** North Somerset  
 These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



**Crosslands Lodge Lane, Nailsea, North Somerset, BS48 2BB**

**Guide price £600,000**

Without any doubt - one of the most sought-after locations in the Nailsea area - Lodge Lane, renowned for its individual, high quality housing stock. "Crosslands" is an incredibly unique, 4 DOUBLE BEDROOM, 3 BATHROOM DETACHED home, which offers tremendously deceptive living space, with accommodation arranged over 2 levels & standing in its own plot with fantastic gardens enjoying a great deal of privacy. The gas central heated and UPVC double glazed accommodation briefly comprises: Entrance Hall, Kitchen/Dining Room, Utility Room, Downstairs Shower Room, Lounge, Conservatory, Study and 2 downstairs double Bedrooms. On the first floor there are 2 further Bedrooms, each with En Suite facilities whilst externally there is a generous block paved driveway, large private gardens and a single garage. EPC rating - D.

## Ground Floor

### Entrance Hall

Entered via a UPVC double glazed door. Wood flooring, radiator

### Kitchen/Dining Room

A lovely sized room!

### Kitchen Area

14'5" x 9'10" (4.39m x 3.00m")



Fitted with a modern range of high gloss white wall and base units with granite work surfaces over and tiled splashback. Inset one and a half sink with drainer and mixer tap. Built in twin ovens with 5 ring halogen hob and cooker hood over. Space for an American style fridge freezer and integrated dishwasher. Ceiling spotlights, radiator, tiled flooring which runs through into the Dining Area and UPVC double glazed window to the rear.

### Dining Area

9'6" x 8'6" (2.90m x 2.59m")



UPVC double glazed French door to the rear garden. Radiator.

### Ground Floor Bathroom



Generously tiled and fitted with a white suite comprising: Panelled bath with glass screen and thermostatically controlled shower over. Low level close coupled wc and vanity unit with inset wash basin. Extractor fan. Heated towel rail.

### Utility Room

9'6" x 5'7" (2.90m x 1.70m")

Fitted with a range of base units with worksurfaces over and inset stainless steel sink with drainer and mixer tap. Space and plumbing for an automatic washing machine. Vaillant gas fired combination boiler.

### Lounge

18'2" x 14'7" (5.54m x 4.45m")



A lovely sized, light room with UPVC double glazed French doors to the Conservatory and additional UPVC double glazed windows to the rear. Wall mounted electric fire, radiator and TV point.

### Conservatory

9'3" x 9'0" (2.82m x 2.74m")

Of UPVC double glazed construction with dwarf walls. Tiled flooring, radiator and UPVC double glazed French doors to the rear garden.

### Bedroom 3

14'1" x 12'0" (4.29m x 3.66m")



UPVC double glazed window to the side/rear. Radiator.

### Bedroom 4

12'0" x 12'0" (3.66m x 3.66m")



UPVC double glazed window to the side. Radiator.

### Study

12'6" x 10'0" (3.81m x 3.05m")



UPVC double glazed French doors to the side garden area. Radiator. Stairs ascending to the first-floor accommodation with storage cupboard beneath.

### First Floor Landing

Storage cupboard. Doors to both Bedrooms. Velux window.

### Main Bedroom

16'8" x 13'0" (5.08m x 3.96m")



2 UPVC double glazed windows over the gardens with lovely, far-reaching views towards Wrexall hills. Built in wardrobe, radiator and a Velux window.

### En Suite



Generously tiled and fitted with a white suite comprising: Shower quadrant with thermostatically controlled shower over. Concealed low level wc, inset wash basin and storage underneath. Extractor fan and chrome heated towel rail. Velux window.

### Guest Bedroom

13'0" x 9'9" (3.96m x 2.97m")



UPVC double glazed window to the front with a lovely outlook. Radiator, fitted storage cupboards and Velux window.

### Guest Suite



Generously tiled and fitted with a white suite comprising: Panelled bath. Low level close coupled wc and pedestal wash basin. Extractor fan. Heated towel rail and shaver point. Velux window.

### Outside

### Gardens



Fully enclosed by timber panel fencing and hidden behind mature hedging, this delightful, sunny and private rear garden has been professionally landscaped and consists of 2 principal areas. The main area is extensively laid to lawn and surrounded by established colourful trees and hedging, which in turn leads onto the second area which is laid to an Indian sandstone patio area. There is also a feature pond, decked area, vegetable patch and an area laid to artificial lawn. Timber shed. Outside cold water tap.