

Rear Garden



The garden provides a beautiful setting for the property, and it stands well within the plot and accordingly enjoys a good deal of privacy and seclusion with many vantage points to enjoy the sun. The garden itself consists of a paved patio area immediately off the property leading onto the main area which is laid to lawn with a plethora of mature trees, shrubs and hedgerow. Enclosed by timber panel fencing. Cold water tap. Side access.

Front Garden

Driveway providing off-road parking for numerous cars. The front of the property is laid to an edged lawn with mature plants, trees and bushes. Side access.

Double Garage

17'7" x 15'8" (5.36m" x 4.78m")

Accessed via an up and over door. Light and power connected. Pedestrian door.

Approximate Gross Internal Area = 151.1 sq m / 1626 sq ft
 Double Garage = 32.1 sq m / 345 sq ft
 Total = 183.2 sq m / 1971 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. (ID930732)

Tenure: Freehold
Floor area: 1626.00 sq ft
Tax Band: F



Local Authority: North Somerset

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Gino's Estate Agents



6 Scots Pine Avenue, Nailsea, North Somerset, BS48 1QL

£635,000

NO ONWARD CHAIN. A 4 DOUBLE BEDROOM, detached, executive home that sits in a commanding position in a quiet, traffic-free cul de sac towards the eastern side of town, benefitting from a generous sized plot with enormous potential. This spacious 'Scandinavian' style home does require updating throughout although it is situated just a short distance away from the excellent local schools, parkland and train station in Backwell. On the market for the first time since it was built, the layout comprises: Welcoming Entrance Hall, Cloakroom, Study, Living Room, Dining Room, Kitchen/Breakfast Room and Utility Room. Upstairs there are 4 Bedrooms - 2 with access to a balcony, En Suite to the main Bedroom and Family Bathroom. Externally you will find a large rear garden backing onto a green, a front garden with driveway parking and a detached double garage. EPC - D

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Ground Floor

Welcoming Entrance Hall



Entered via a glazed wooden door. Stairs ascending to the first-floor accommodation. Radiator.

Cloakroom

Fitted with a suite comprising: Low level close coupled wc and pedestal wash hand basin with tiling for splashbacks. Radiator. Double glazed window to the side.

Study

8'11" x 7'10" (2.72m" x 2.39m")



Double glazed windows to the side. Radiator.

Lounge

18'2" x 13'8" (5.54m" x 4.17m")



A lovely sized, light room with 4 Double glazed windows to the front. Open fire. 2 radiators. Opening to the Dining Room.



Dining Room

11'10" x 8'10" (3.61m" x 2.69m")



Double glazed window and to the rear garden. Radiator. Door to the Kitchen.

Kitchen/Breakfast Room

15'10" x 10'5" (4.83m" x 3.18m")



Fitted with a range of wall and base units with roll edge worksurfaces and tiling to splashback. Inset one and a half sink with drainer and mixer tap. Gas hob with recirculation hood over. Fitted electric oven and grill. Space and plumbing for a dishwasher. Radiator. Space for a breakfast table. Double glazed windows to the rear.

Utility Room

8'5" x 6'3" (2.57m" x 1.91m")

Range of fitted base units with roll edge worksurfaces. Inset stainless steel sink. Space and plumbing for an upright fridge freezer and washing machine. Understairs cupboard housing the water softener. Wall mounted gas fired boiler. Radiator. Double glazed window and door to the rear garden.

First Floor Landing

Doors to all Bedrooms and Bathroom. Access to the loft. Storage cupboard housing the water tank and linen cupboard. Window to the side.

Main Bedroom

13'9" x 12'4" max (4.19m" x 3.76m" max)



Double glazed window to the front. Built in wardrobes with sliding fronts. Door to the Balcony. Radiator.

En Suite



Fitted with a suite comprising: Low level close coupled wc, inset wash hand basin with storage underneath and tiled shower cubicle with thermostatic shower. Radiator. Window to the front.

Balcony

Enclosed by timber balustrade affording views over the front garden.

Bedroom 2

11'10" x 10'4" (3.61m" x 3.15m")



Double glazed window to the rear. Built in wardrobes with sliding fronts. Radiator.

Bedroom 3

13'5" x 8'5" (4.09m" x 2.57m")



Double glazed window to the rear. Radiator.

Bedroom 4

10'0" x 9'2" (3.05m" x 2.79m")



Double glazed window to the side. Door to the Balcony. Radiator.

Family Bathroom



Fitted with a suite comprising: panelled bath and shower cubicle with thermostatically controlled shower. Low level close coupled wc and pedestal wash hand basin. Radiator. Double glazed window to the rear.