



# Gino's Estate Agents

space for a table and chairs. The main area is laid to lawn and extends around to the side of the property where it is private and benefits from plenty of sunshine. Enclosed by a combination of brick walling, timber panel fencing and and dry stone walling along with shaped borders and attractive flower beds. Cold water tap. Side gate leading you to the front.

### Front Garden

A generous front garden which is mainly laid to lawn and a block paved driveway providing off road parking for numerous cars. Side gate to the rear garden.

### Garage

Accessed via an up and over door. Light and power connected. Pedestrian door and UPVC double glazed window.



## 2 Laurel Drive

Approximate Gross Internal Area = 105.7 sq m / 1137 sq ft



Ground Floor

First Floor

For illustrative purposes only. Not to scale. ID1009193  
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: 1137.00 sq ft

Tax Band: D

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.



2 Laurel Drive, Nailsea, North Somerset, BS48 1RZ

£475,000

LOCATION LOCATION LOCATION. If you are looking for a 4 Bedroom detached family home just a stone's throw from the town centre then you can't get much closer than this. This well-presented property is situated in a quiet road and benefitting from a larger than average plot, thus giving potential buyers the opportunity to extend should they wish to, subject to the relevant planning consent. The UPVC double glazed and gas centrally heated property comprises: Entrance Hall, Cloakroom, Lounge and Kitchen/Dining Room. Upstairs are 4 Bedrooms and Family Bathroom. Outside you will find a garage, driveway parking and generous, private gardens. EPC rating - D.

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## Ground Floor

### Entrance Hall

Entered via a UPVC double glazed door. Useful storage cupboard. Doors to the Cloakroom and Inner Hallway.

### Cloakroom

Fitted with a suite comprising: High level wc and wash hand basin. Radiator. UPVC double glazed window to the side.

### Inner Hallway

Stairs ascending to the first floor accommodation with understairs storage cupboard. Alarm panel, smoke alarm and a further storage cupboard. Doors to the Lounge and Kitchen/Dining Room.

### Lounge

18'4" x 11'10" (5.59m" x 3.61m")



A lovely sized, light room benefitting from 2 UPVC double glazed windows to the front. Inset feature gas fire with wooden surround and hearth. TV point, radiator and ceiling coving.



### Kitchen/Dining Room

18'4" x 11'10" (5.59m" x 3.61m")



### Kitchen Area



Fitted with a modern range of wall and base units with roll edge worksurfaces and tiling to splashback. Inset one and a half stainless steel sink with drainer and mixer tap. Fitted electric oven, grill, 4 ring gas hob and extractor over. Integrated fridge and dishwasher. UPVC double glazed window and door to the rear garden.

## Dining Area



The dining area provides space for a table, a radiator and has a UPVC double glazed window overlooking the rear garden.

### First Floor Landing

Access to the partially boarded and insulated loft via a pull down ladder. Doors to all Bedrooms and Bathroom. Smoke alarm. UPVC double glazed window on the half landing.

### Bedroom 1

11'3" x 9'9" up to wardrobes (3.43m" x 2.97m" up to wardrobes)



UPVC double glazed window to the front. Range of sliding wardrobe doors providing ample storage. Radiator.

### Bedroom 2

11'4" x 8'9" (3.45m" x 2.67m")



UPVC double glazed window to the rear. Double storage cupboard. Radiator.

## Bedroom 3

11'4" x 7'3" (3.45m" x 2.21m")



UPVC double glazed window to the rear. Storage cupboard. Radiator.

## Bedroom 4

11'2" x 6'9" (3.40m" x 2.06m")

UPVC double glazed window to the front. Radiator.

## Family Bathroom



Fitted with a white suite comprising: Panelled bath with glass screen and electric shower over. Low level close coupled wc and pedestal wash hand basin. Fully tiled walls, radiator and concealed combination boiler. UPVC double glazed window to the side.

## Outside

### Rear Garden



Immediately off the house is an attractive paved patio area providing ideal