

Rear Garden



A south facing rear garden consisting of an attractive paved patio area laid with Indian sandstone tiles leading onto the main area which is laid to lawn, with borders for various mature shrubs and plants. A raised stone-built kitchen area with barbeque, shed, gravelled side area and a child's playhouse. The garden is fully enclosed by walling and timber panelled fencing. Outdoor lights and access to the front via both sides.



Front Garden & Driveway

A lovely sized frontage laid to lawn. Block paved driveway providing parking for numerous vehicles. Side access.

The property benefits from owned solar panels. Please ask for further details.

Gino's Estate Agents



Hally House Barnwood Court, Nailsea, North Somerset, BS48 4FE

£670,000

An impressive 4 DOUBLE BEDROOM DETACHED family home, affording exceptionally well presented, beautifully appointed and extremely energy efficient accommodation, built in 2015 to an exacting standard, set in south facing gardens within a premier cul de sac on the western edge of Nailsea. Hally House offers tremendously flexible living space with the potential for dual occupancy or ideal for those who work from home. Constructed to a high standard and cleverly designed with superb sized rooms, the layout briefly comprises: Welcoming Reception Hall, Cloakroom, Open Plan Kitchen/Dining/Family Room, Lounge, Study, Main Bedroom and En Suite. On the first floor there are 3 further Bedrooms, one with an En Suite and one with a walk in wardrobe, a Family Bathroom, whilst externally there are gardens to the front and rear along with a driveway for numerous vehicles. EPC rating - B.



Tenure: Freehold
Floor area: 2206.00 sq ft
Tax Band: F

Local Authority: North Somerset

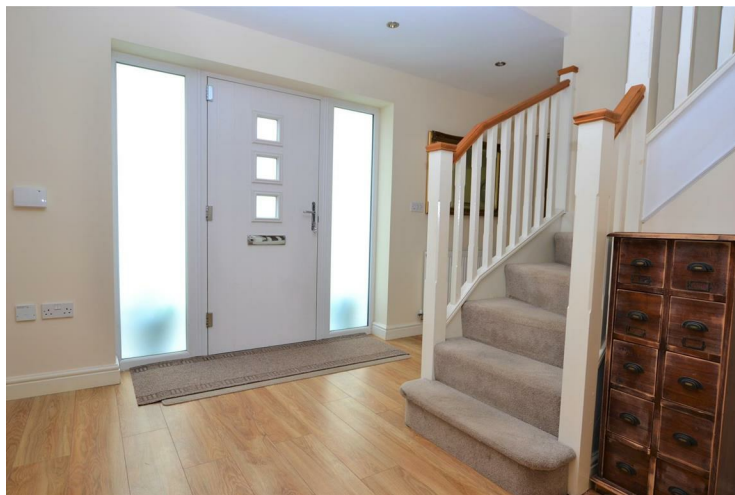
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Ginos Estate Agents
34 St Marys Park, Nailsea, North Somerset, BS48 4RP
T. 01275 540 176 | sales@ginosproperties.co.uk
ginosproperties.co.uk



Welcoming Reception Hall



A lovely entrance to the property via a UPVC double-glazed door with glazed side panels. Stairs ascending to the first-floor accommodation with understairs storage cupboard. 2 further storage cupboards providing useful storage. Telephone point, laminate flooring and radiator.

Cloakroom

Fitted with a white suite comprising: Low level close coupled wc and vanity unit with inset wash hand basin and storage below. Tiled effect vinyl flooring, radiator and extractor fan.

Open Plan Kitchen/Dining/Living Room

36'1" x 12'4" (11.00m" x 3.76m")



What a superb space!

Kitchen Area



Fitted with a comprehensive range of wall and base units with roll edge worksurfaces and tiling to splashback. Inset ceramic one and a half bowl with drainer and swan neck mixer tap over. Space for Rangemaster cooker with extractor hood over. Space and plumbing for an upright fridge freezer, integrated washing machine and dishwasher. A radiator, laminate flooring and UPVC double glazed windows overlooking the front aspect.

Dining/Family Area



UPVC double glazed windows to the side and UPVC double glazed doors to the rear garden. Television point, radiator and laminate flooring.

Lounge

17'1" x 16'5" (5.21m" x 5.00m")



A lovely sized, light room with UPVC double glazed windows and doors to the rear garden affording plenty of natural light. Space for an electric fire with slate hearth and exposed beam. TV point, radiator and door to the Study.

Study

10'1" x 8'1" (3.07m" x 2.46m")

A versatile room which can be used as a Playroom if required. UPVC double glazed window to the rear. Radiator. Laminate flooring.

Main Bedroom

18'7" x 14'7" (5.66m" x 4.45m")



What an incredible sized room. Designed as a main Bedroom but also makes an ideal Sitting Room or Bedroom for elderly relatives or teenager. UPVC double glazed windows to the front and side. Radiator, television point and door to the En Suite.

En Suite Bathroom 1

10'1" x 6'1" (3.07m" x 1.85m")



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. Heated towel rail, wood effect vinyl flooring and UPVC double glazed window to the side.

First Floor Landing

Doors to all Bedrooms and Family Bathroom. Mains wired smoke alarm, radiator, ceiling spotlights and access to the loft.

Bedroom 2

14'7" x 10'0" (4.45m" x 3.05m")



UPVC double glazed window to the front. Range of fitted wardrobes providing useful storage. Television point, radiator and door to the En Suite Bathroom.

En Suite Bathroom 2

8'0" x 4'7" (2.44m" x 1.40m")



Fitted with a white suite comprising: Panelled bath, low level close coupled wc and vanity unit with inset wash hand basin. Chrome heated towel rail, vinyl flooring and Velux window.

Bedroom 3

16'4" x 10'8" (4.98m" x 3.25m")



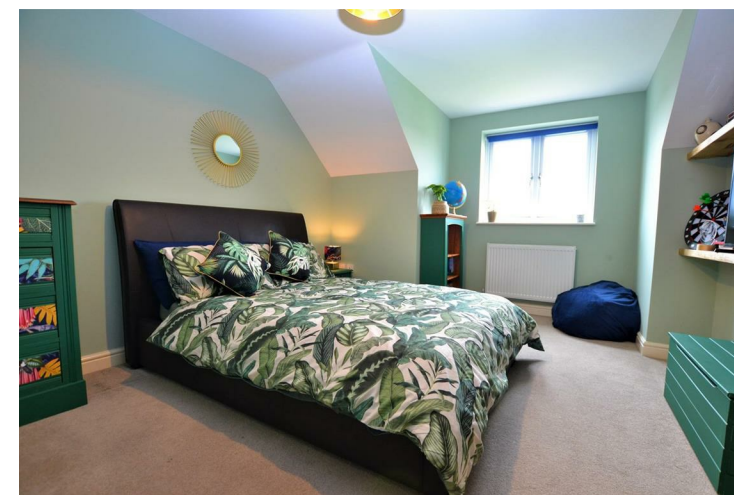
UPVC double glazed window to the front. Radiator, television point and door to the walk-in wardrobe.

Walk In Wardrobe

8'6" x 5'8" (2.59m" x 1.73m")

Bedroom 4

14'6" x 11'2" (4.42m" x 3.40m")



UPVC double glazed window to the front. Radiator.

Family Bathroom



Fitted with a white suite comprising: Panelled bath with shower attachment over. Shopper quadrant with thermostatic shower over. Low level close coupled wc and pedestal wash hand basin. Chrome heated towel rail, vinyl flooring and Velux window.