

Rear Garden



Front Garden

Driveway parking for at least 4 cars. There is also an area laid to lawn. Side gated access

Garage

17'10" x 9'4" (5.44m x 2.84m")

Accessed via an up and over door. Light and power connected. Pedestrian door. Wall mounted combination boiler.

One of the primary features of the property is the generous sized and private rear garden which has a lovely open outlook. Consisting of an attractive Indian sandstone paved patio area immediately off the property which stretches the full width of the house leading onto the main area which is laid to lawn with a variety of trees and shrubs. Enclosed by timber fence panels. Shed, cold water tap and outside lighting. Side gated access.

Approximate Gross Internal Area = 115.8 sq m / 1246 sq ft



Ground Floor



First Floor

For illustrative purposes only. Not to scale. ID1011857
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: 1246.00 sq ft
Tax Band: E



Local Authority: North Somerset

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Gino's Estate Agents



14 Holly Close, Nailsea, North Somerset, BS48 1QT

Offers in excess of £515,000

Offering well-presented and extremely spacious accommodation throughout, this 4 DOUBLE BEDROOM - 2 Bathroom detached family home is located in a sought after cul de sac, close to the excellent local schools and town centre. Boasting a modern and stylish theme throughout, this well-balanced property benefits from a beautiful sized and private rear garden, a modern Kitchen, 2 reception rooms yet still offers buyers the chance to extend and increase the size if they wish, subject to the relevant permission required. The layout comprises: Entrance Hall, Cloakroom, Lounge, Kitchen, Dining Room and Utility Area. On the first floor there are 4 good sized Bedrooms and 2 Bathrooms whilst externally there is a glorious rear garden, single garage and driveway parking for 4 cars. EPC rating - D.

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Ground Floor

Welcoming Entrance Hall



A lovely sized, light and airy Entrance Hall, entered via a UPVC double-glazed door with additional glazed side panel. Stairs ascending to the first-floor accommodation with understairs storage cupboard. Radiator, telephone point and double storage cupboard.

Cloakroom

Fitted with a modern white suite comprising: Low level wc and vanity unit with insert wash hand basin. Extractor fan

Living Room

20'8" x 11'6" (6.30m" x 3.51m")



A light and bright, dual aspect room with UPVC double glazed window to the front and UPVC double glazed French doors to the rear garden. Free-standing electric fire. TV point. 2 radiators.



Kitchen

12'10" x 8'3" (3.91m" x 2.51m")



Fitted with a modern range of wall and base units with roll edge worksurfaces and tiling to splashback. Inset stainless steel sink with drainer and mixer tap. Fitted double electric oven with hob and extractor over. Space for an upright fridge freezer. Useful breakfast bar. UPVC double glazed window to the rear and opening to the Utility Area.



Dining Room

12'8" x 8'4" (3.86m" x 2.54m")



UPVC double glazed window to the front. Radiator. Opening to the Kitchen.

Utility Area

7'1" x 4'1" (2.16m" x 1.24m")

Fitted with a matching range of wall and base units with roll edge worksurfaces and tiling to splashback as those in the Kitchen. Space and plumbing for an automatic washing machine, tumble dryer and upright fridge or freezer. Radiator. UPVC double glazed door to the rear garden.

First Floor Landing

Doors to all Bedrooms and Shower Room. Access to the partially boarded and insulated loft.

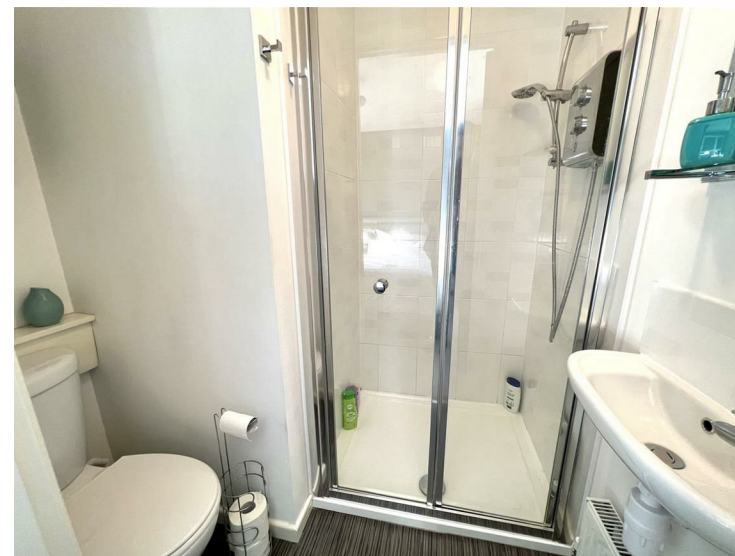
Bedroom 1

12'1" x 9'9" min (3.68m" x 2.97m" min)



UPVC double glazed window to the front. Radiator. Door to the En-Suite.

En Suite Shower Room



Fitted with a modern white suite comprising: Tiled shower enclosure with electric shower over. Low level close coupled wc and wash hand basin. Radiator. Extractor fan.

Bedroom 2

11'7" x 10'2" (3.53m" x 3.10m")



UPVC double glazed window to the front. Radiator.

Bedroom 3

10'4" x 8'5" (3.15m" x 2.57m")



UPVC double glazed window to the rear. Radiator.

Bedroom 4

8'10" x 8'4" (2.69m" x 2.54m")



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

Shower Room

6'9" x 5'6" (2.06m" x 1.68m")



Generously tiled and fitted with a modern white suite comprising: Double sized shower enclosure with thermostatically controlled shower over and additional shower attachment. Concealed low level wc and wash hand basin with storage below. Extractor fan, heated towel rail and UPVC double glazed window to the rear.