

Rear Garden



Front Garden

A sizeable area Laid to block paving to provide ample parking space. Outside light.

Garage

17'1" x 7'10" (5.21m x 2.39m)
Accessed via an electric up and over door. Light and power connected.
Pedestrian door.

A south facing and private rear garden, enclosed by a combination of walling, fencing and hedging. The first area of the garden has been laid to gravel with a small patio area. The second part of the garden is slightly raised and is laid to lawn. Outside lighting. Useful side space where a gate leads you back to the front of the property.

Approximate Gross Internal Area = 134.4 sq m / 1447 sq ft
(Including Garage)



For illustrative purposes only. Not to scale. ID1032076
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: 1447.00 sq ft
Tax Band: D



Local Authority: North Somerset

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Gino's Estate Agents



63 Porlock Gardens, Nailsea, North Somerset, BS48 2QZ

£450,000

NO ONWARD CHAIN. Offering a generous amount of space, this remarkably spacious 4 Bedroom detached home is ideal for those looking for a property with no ongoing chain delays and wanting to be conveniently located, being just a stone's throw from the town centre and the excellent secondary school. This spacious property has been altered and extended over the years to now boast fabulous ground floor accommodation including 3 reception rooms, a larger than average single garage and driveway parking for easily 3 cars and in brief, the UPVC double glazed and gas central heated property briefly comprises: Entrance Hall, Kitchen/Breakfast Room, Dining Room, Lounge, Study and Cloakroom. On the first floor there are 4 Bedrooms - the Master with En-Suite and a family Bathroom whilst externally there is a south facing and private rear garden, a garage and a block paved driveway. EPC rating - C.

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Entrance Vestibule

Entered via a UPVC double glazed door. Ceiling coving, wood flooring and Oak door leads you into the Entrance Hall.

Entrance Hall



With stairs ascending to the first-floor accommodation. Doors to the Lounge, Dining Room, Kitchen and Cloakroom. Radiator, thermostat for the central heating, ceiling coving, smoke alarm and understairs storage cupboard.

Cloakroom

Fitted with a white suite comprising: Low level close coupled and vanity unit incorporating wash hand basin. Extractor fan, radiator, tiled flooring and wall mounted combination boiler.

Kitchen/Breakfast Room

18'0" x 7'6" (5.51m x 2.31m)



Fitted with a modern range of cream gloss wall and base units with solid wood worksurfaces and tiling to splashback. Fitted double electric oven and five ring gas hob. Integral washing machine. Space and plumbing for a dishwasher and for an American style fridge freezer. Space for a breakfast table. Pelmet and plinth lighting. Radiator. UPVC double glazed window to the front.



Dining Room

15'8" x 8'0" (4.78m x 2.44m)



UPVC double glazed window to the front. Ceiling coving. Radiator.

Living Room

19'1" x 12'7" (5.84m x 3.84m)



A light room having UPVC double glazed window and French doors to the rear garden. Feature wall mounted gas fire. Ceiling coving, 2 radiators, TV and telephone point. Oak door to the Study.



Study

10'2" x 7'8" (3.10m x 2.36m)



An ideal room for a Study or playroom. Ceiling spotlights, ceiling coving and oak flooring. Radiator. UPVC double glazed French doors to the rear garden and door to the garage.

Landing

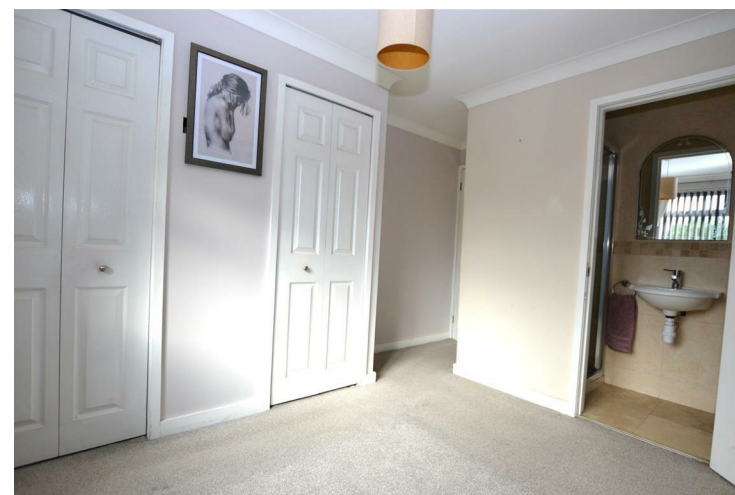
Doors to all Bedrooms and Bathroom. UPVC double glazed frosted window to the Side. Access to the loft. Smoke alarm.

Bedroom 1

10'2" x 9'8" (3.12m x 2.97m)



UPVC double glazed window to the rear. 2 fitted wardrobes, radiator and ceiling coving. Door to the En-Suite.



En Suite

Fitted with a white suite comprising: Shower cubicle with shower attachment. Low level close coupled wc and wash hand basin. Extractor fan. Radiator, ceiling spot lights and tiled flooring.

Bedroom 2

10'2" x 8'7" (3.10m x 2.62m)



UPVC double glazed window to the front. Radiator. Ceiling coving.

Bedroom 3

10'4" x 7'8" (3.15m x 2.34m)



Fitted wardrobes with overhead storage. UPVC double glazed window to the rear. Radiator. Ceiling coving.

Family Bathroom



Fitted with a white suite comprising: P-shaped panelled bath with glass screen and shower attachment over. Low level close coupled wc and wash hand basin. Contemporary radiator, ceiling spot lights, tiled flooring and 2 UPVC double glazed windows to the side aspect.