

Rear Garden



**Front Garden**

A generous frontage mainly laid to lawn with established hedgerow affording privacy. The driveway is laid to block paving which provides off-road parking for 3 cars.

**Garage**

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

**Agent Notes**

The property benefits from solar panels which are owned outright and generated approximately £800 in returns in 2023.

Approximate Gross Internal Area = 140.6 sq m / 1513 sq ft (Including Garage)



For illustrative purposes only. Not to scale. ID1051389  
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:** 1513.00 sq ft  
**Tax Band:** E



**Local Authority:** North Somerset

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# Gino's Estate Agents



**16 Kingston Way, Nailsea, North Somerset, BS48 4RA**

**£545,000**

A particularly spacious and well-presented 4 Bedroom detached family home, located in a popular cul de sac towards the west end of Nailsea that boasts a lovely sized, private, & sunny rear garden along with recently fitted UPVC double glazing and newly installed combination boiler. The property is ideally placed, being close to local pubs, a convenience shop, Holy Trinity Church, bus routes and is only a short distance away from the excellent junior and primary schools and in brief, the layout comprises: Entrance Hall, Cloakroom, Living Room, Garden Room, Dining Room and Kitchen. Upstairs there are 4 Bedrooms and a Shower Room whilst externally you will find immaculate gardens to the front and rear along with a larger than average garage with Utility Room. EPC rating - C

### Entrance Porch

Entered via a UPVC double glazed door with sized windows. Tiled flooring. A further UPVC double glazed door leads you into the Entrance Hall.

### Entrance Hall

Stairs ascending to the first-floor accommodation with storage cupboard under. Radiator. Ceiling coving.

### Cloakroom

Fitted with a suite comprising: Low level close coupled wc and pedestal wash hand basin. Radiator.

### Living Room

19'11" x 8'2" (6.09m x 2.49m)



A light and bright room benefitting from a UPVC double glazed window to the front and double glazed sliding patio doors to the garden room. Attractive inset electric fire, 2 radiators, TV point and ceiling coving.



### Garden Room

8'09 x 8'01 (2.67m x 2.46m)



A useful addition to the property, flooding with natural light via UPVC double glazed windows and French doors to the rear garden. Radiator. Ceiling coving.

### Dining Room

9'7" x 9'4" (2.94m x 2.87m)



UPVC double glazed window to the front. Radiator, ceiling coving and serving hatch into the Kitchen.

### Kitchen

9'3" x 8'5" (2.84m x 2.59m)



Fitted with a 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 and hob. Space for an under-counter fridge. Useful pantry cupboard. UPVC double glazed window to the rear and door to the side passageway.



### Utility Room

8'01 x 7'04 (2.46m x 2.24m)



Fitted with a range of wall and base units with roll edge worksurfaces and tiling to splashback. Inset stainless steel sink. Space and plumbing for an automatic washing machine, tumble dryer and dishwasher. UPVC double glazed window to the rear. Door to the garage.

### Side Passageway

UPVC double glazed doors to the front and rear garden.

### First Floor Landing

Doors to all Bedrooms and Shower Room. Access to the insulated loft via a pull-down ladder.

### Bedroom 1

13'0" x 9'8" (3.98m x 2.97m)



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

### Bedroom 2

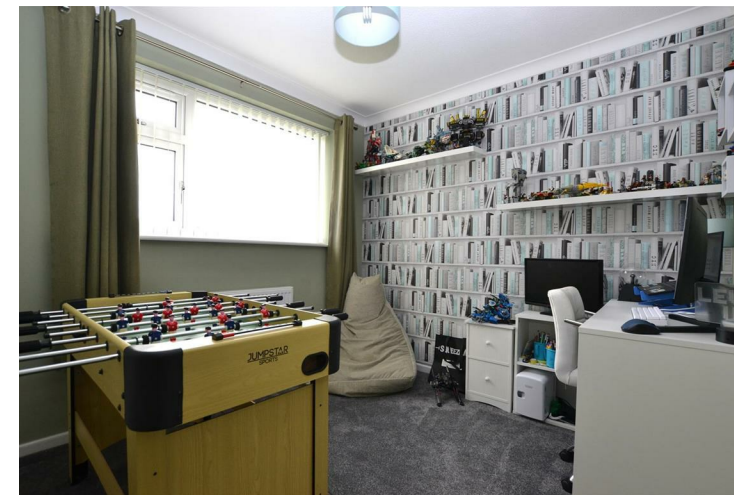
11'8" x 9'8" (3.58m x 2.97m)



UPVC double glazed window to the front. Radiator, ceiling coving and useful storage cupboard.

### Bedroom 3

9'3" x 8'6" (2.82m x 2.61m)



UPVC double glazed window to the rear. Radiator, ceiling coving, storage cupboard and additional cupboard housing the combination boiler.

### Bedroom 4

8'11" x 8'6" (2.74m x 2.61m)



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

### Shower Room

7'04 x 5'05 (2.24m x 1.65m)



Fully tiled and fitted with a white suite comprising: Walk-in shower enclosure with thermostatically controlled shower over. Low level close coupled wc and vanity unit with inset wash hand basin. Radiator. UPVC double glazed window to the rear.