

Family Bathroom
7'3" x 5'2" (2.21m x 1.60m)



Fitted with a white suite comprising: Shower quadrant with thermostatically controlled shower over. Concealed low level wc and wash hand basin with storage below. Shaver point, heated towel rail and UPVC double glazed window to the rear.

Outside

Rear Garden



A paved patio immediately off the property is followed by the main area which is laid to lawn and enclosed by walling and timber fence panels with matures trees and hedging. Outside cold water tap.

Front Garden

Laid to lawn and part enclosed by natural hedging and low-level walling. Driveway leading to house and double Garage.

Double Garage

Accessed via 2 up and over doors. Light and power connected. Light and power connected. Newly fitted garage roof with 25-year guarantee from 2020.

Approximate Gross Internal Area = 125.6 sq m / 1352 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. (ID922964)

Tenure: Freehold
Floor area: 1352.00 sq ft
Tax Band: E



Local Authority: North Somerset

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Gino's Estate Agents



7 Allington Gardens, Nailsea, North Somerset, BS48 4RQ

£499,950

NO ONWARD CHAIN. A fantastic example of this 'Princess' designed 4 Bedroom detached family home located in a quiet and sought after cul de sac, right on the western fringes of the town, in close proximity to open countryside. The property comes to the market for the first time in over 50 years and benefits from a generous sized plot, **DOUBLE GARAGE**, recently fitted carpets and spacious accommodation throughout and in brief, the layout comprises: Entrance Hall, Lounge, Dining Room, Kitchen/Breakfast Room, Utility Room and Cloakroom. The first floor offers 4 Bedrooms and Family Bathroom whilst externally there are gardens to the front and rear along with a double garage and driveway parking. EPC- D.

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Entrance Porch



Entered via a UPVC double glazed sliding patio door with addition window. Ceramic floor tiles. UPVC double glazed door with side panel leads you into the Entrance Hall.

Entrance Hall

Walk in double storage cupboard, radiator and UPVC double glazed door to the rear. Doors to the Cloakroom, Lounge and Utility Room.

Cloakroom

Fitted with a white suite comprising: Low level close coupled WC and wash hand basin. Radiator. UPVC double glazed window to the rear.

Lounge

24'10" x 11'11" (7.59m x 3.65m)



What a fantastic sized room that spans the width of the house! Feature living flame gas fire. 2 UPVC double glazed windows to the front. 2 radiators and glazed double doors to the Dining Room.



Dining Room

11'6" x 8'4" (3.53m x 2.56m)



Brand new UPVC double glazed French doors to the rear garden. Radiator, parquet flooring and door to the Kitchen.

Kitchen

11'5" x 9'10" (3.50m x 3.02m)



Fitted with a range of wall and base units with work surfaces over. Inset one and a half bowl sink and drainer with mixer tap. Fitted electric oven with electric hob and extractor. Integral dishwasher fridge. Ceramic tiled flooring, radiator and pantry cupboard. UPVC double glazed window to the rear.



Utility

8'2" x 5'8" (2.49m x 1.73m)



Fitted with matching base units as those in the Kitchen. Space for a freezer and washing machine. Wall mounted boiler, ceramic floor tiles and understairs storage cupboard. UPVC double glazed window to the rear.

First Floor Landing

Elevated UPVC double glazed window to the side. Access to the partially boarded loft via a pull-down ladder. Airing cupboard housing immersion tank. Doors to all Bedrooms and Family Bathroom.

Bedroom 1

12'0" x 11'1" (3.68m x 3.38m)



UPVC double glazed window to front. Fitted wardrobes with sliding mirrored doors. Radiator.

Bedroom 2

12'0" x 11'6" (3.68m x 3.53m)



UPVC double glazed window to front. Fitted wardrobes with sliding mirrored doors. Radiator.

Bedroom 3

11'5" x 8'0" (3.50m x 2.44m)



UPVC double glazed window to rear. Radiator.

Bedroom 4

8'11" x 8'2" (2.72m x 2.51m)



UPVC double glazed window to rear. Radiator.