

mature beds providing an abundance of colour. Wood store, garden store, greenhouse and summerhouse. Outside light and cold water tap. The oil cylinder can be found down the side passageway.

**Front Garden**



This lovely enclosed frontage consists of an attractive imprinted concrete driveway with a shaped lawn being well stocked with hedgerow and colourful trees. Access to the rear garden via a side gate.

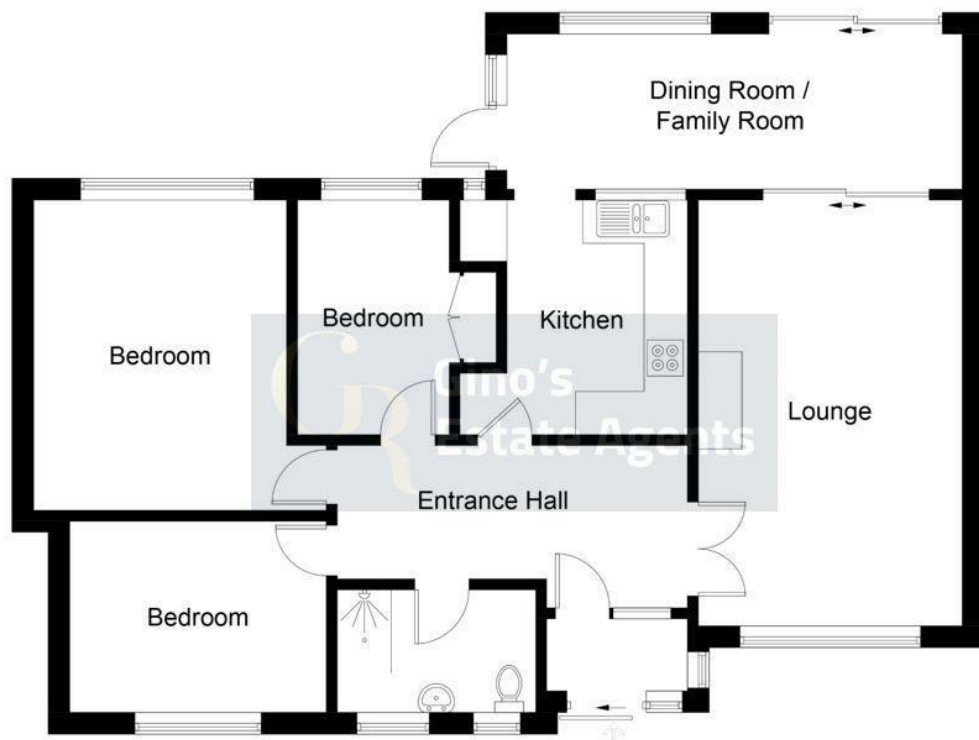


**Large Double Garage**

28'9" x 13'0" (8.76m" x 3.96m")

Accessed via an electric up and over door. Light and power connected. Pedestrian door and window to the rear. There is also space and plumbing for an automatic washing machine, tumble dryer and upright fridge freezer.

Approximate Gross Internal Area = 99.8 sq m / 1074 sq ft



For illustrative purposes only. Not to scale. ID1053061  
 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:** 1074.00 sq ft  
**Tax Band:** E



**Local Authority:** North Somerset

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# Gino's Estate Agents



**21 Sixty Acres Close, Failand, North Somerset, BS8 3UH**

**Offers in excess of £537,500**

**NO ONWARD CHAIN.** A generous sized, 3 Bedroom detached bungalow, located in this sought after semi-rural small village of Failand, providing peace and quiet yet within still within easy reach of Clifton and Bristol City Centre. Set on a good sized plot with mature gardens, this spacious property is in need of updating throughout but boasts a **LARGE DOUBLE GARAGE** measuring over 28' and is perfectly situated close to open countryside where fabulous country walks are easily accessed, and it is close to two well respected golf courses and the beautiful Ashton Court Estate. In brief, the layout comprises: Entrance Porch, Welcoming Entrance Hall, Lounge, Dining Room, Kitchen, 3 Bedrooms and Shower Room whilst externally there are gardens to the front and rear along with a huge garage and driveway parking. EPC rating - F.

## Ground Floor

### Entrance Porch

5'4" x 3'6" (1.63m" x 1.07m")

Entered via glazed sliding doors. A further glazed door leads you into the Entrance Hall.

### Welcoming Entrance Hall

16'8" x 6'2" (5.08m" x 1.88m")



A lovely spacious area with doors to most of the rooms. Access to the large, boarded and insulated loft via a pull-down ladder. Smoke alarm, radiator, ceiling coving and alarm panel.

### Lounge

19'3" x 12'0" (5.87m" x 3.66m")



UPVC double glazed picture window to the front and double glazed sliding patio doors to the Family/Dining Room. Feature fireplace with insert electric fire, wooden mantle and Italian marble hearth. There is an open fireplace in situ which can be utilised for the cosy winter nights. Ceiling coving, 2 radiators and TV point.



## Kitchen

10'5" x 8'2" (3.18m" x 2.49m")



Fitted with a range of wall and base units with roll edge worksurface and tiling to splashback. Inset one and a half stainless steel sink with drainer and mixer tap. Free-standing cooker. Space for a fridge freezer. Useful pantry cupboard. Floor standing boiler. Window and door to the Family/Dining Room.



## Family/Dining Room

20'5" x 7'5" (6.22m" x 2.26m")



A fabulous addition to the property, bursting with natural light via double glazed windows and doors to the rear garden. Gas fire, radiator, ceiling coving and telephone point.



## Bedroom 1

13'8" x 11'5" (4.17m" x 3.48m")



Fitted wardrobes. Double glazed window to the rear. Radiator. Ceiling coving.

## Bedroom 2

11'5" x 8'6" (3.48m" x 2.59m")



Double glazed window to the front. Radiator. Ceiling coving.

## Bedroom 3

10'3" x 6'9" (3.12m" x 2.06m")



Double glazed window to the rear. Radiator. Useful double storage cupboard housing the hot water tank.

## Shower Room

8'9" x 5'5" (2.67m" x 1.65m")



Fitted with a suite comprising: Walk in shower enclosure with glass screen and thermostatically controlled shower. Low level close coupled wc and vanity unit with inset wash hand basin. Radiator. UPVC double glazed window to the front.

## Outside

### Rear Garden



Fully enclosed by timber panel fencing and hedgerow with gated access to the front, this delightful garden enjoys a good deal of privacy and benefits from plenty of sunshine. An attractive patio then leads you to the main area which is laid to lawn with glorious, well stocked, trees, shrubs, hedgerow and