

Rear Garden



**Front Garden**

An area laid to lawn with adjacent driveway providing off-road parking. Side gate.

**Garage**

Accessed via an up and over door. Pedestrian door into the house. Light and power connected. Stairs up to a loft storage space. Space and plumbing for an automatic washing machine.

A generous sized and private rear garden, fully enclosed by timber panel fencing, consisting of a level lawn, a patio immediately off the property stretches along the full width of the house and 2 further triangular patio areas in rear end of the garden. Side access leading you back to the front of the property.

Approximate Gross Internal Area = 124.3 sq m / 1338 sq ft (Including Garage)



For illustrative purposes only. Not to scale. ID1066931  
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:** 1338.00 sq ft  
**Tax Band:** E



**Local Authority:** North Somerset

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Gino's Estate Agents



**10 Earlesfield, Nailsea, North Somerset, BS48 4SF**

**£489,950**

This lovely 4 Bedroom detached family home is situated within walking distance of the historic 'Old Church' area, its amenities, the highly regarded schools, and also benefits from access to bus routes and country walks. Well-presented and appointed throughout, offering light, airy and spacious accommodation, this wonderful property is located in a quiet cul de sac and briefly comprises: Entrance Hall, Cloakroom, Lounge, Dining Room, Kitchen and Breakfast Room. The first floor offers 4 Bedrooms - the main Bedroom with En Suite and a Family Bathroom whilst eternally there are gardens to the front and rear along with a single garage with driveway parking. EPC rating - D.

**Ginos Estate Agents**  
34 St Marys Park, Nailsea, North Somerset, BS48 4RP  
T. 01275 540 176 | sales@ginosproperties.co.uk  
ginosproperties.co.uk



## Ground Floor

### Entrance Hall

Entered via a UPVC double glazed with additional window to the front. Stairs ascending to the first floor accommodation with useful understairs cupboard. Radiator, ceiling coving, smoke alarm and telephone point.

### 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

18'6" x 11'4" (5.64m" x 3.45m")



A light and bright, dual aspect light room benefitting from a UPVC double glazed window to the front and UPVC double glazed sliding patio doors to the rear garden. Potential of an open fire with stone surround and wooden mantle. 2 radiators, ceiling coving and TV point.



### Dining Room

12'0" x 9'6" (3.66m" x 2.90m")



UPVC double glazed window to the front. Ceiling coving, telephone point and radiator.

### Kitchen

12'9" x 8'6" (3.89m" 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 double electric oven with 4 ring gas hob and extractor hood over. Integrated fridge and dishwasher. Concealed wall mounted boiler, radiator and opening to the Breakfast Room.



### Breakfast Room

8'0" x 7'7" (2.44m" x 2.31m")



UPVC double glazed sliding patio doors to the rear garden. Radiator. Pedestrian door to the garage.

### First Floor Landing

Access to the loft via a pull-down ladder. Doors to the Bedrooms and Bathroom. Airing cupboard.

### Main Bedroom

11'9" x 9'5" (3.58m" x 2.87m")



UPVC double glazed window to the rear. Double storage cupboard. Radiator, TV point and door to the En Suite.



### En Suite

7'1" x 5'0" (2.16m" x 1.52m")



Fully tiled and fitted with a smart white suite comprising: Tiled shower cubicle with thermostatically controlled shower. Concealed low level close coupled wc and wash hand basin. Chrome heated towel rail. UPVC double glazed window to the front.

### Bedroom 2

11'8" x 9'6" (3.56m" x 2.90m")



UPVC double glazed window to the front. Storage cupboard. Radiator.

### Bedroom 3

9'11" x 6'11" (3.02m" x 2.11m")



UPVC double glazed window to the rear. Storage cupboard. Radiator.

### Bedroom 4

7'9" x 7'1" (2.36m" x 2.16m")

UPVC double glazed window to the front. Storage cupboard. Radiator.



Fully tiled and fitted with a smart white suite comprising: Panelled bath with glass screen and thermostatically controlled shower over. Concealed low level close coupled wc and wash hand basin. Chrome heated towel rail. UPVC double glazed window to the rear.