

Rear Garden



A generously sized and private garden which is west facing thus benefitting from plenty of sunshine. Consisting of a paved patio area immediately off the property leading onto the main area which is laid to lawn with a variety of trees and shrubs. Enclosed by a combination of walling and timber fence panels. Shed, cold water tap and side access.



Front Garden

Driveway parking for at least 2 cars. Laid to lawn which continues round to the side of the property. Side gated access.

Garage

17'10" x 9'4" (5.44m x 2.84m")

Accessed via an up and over door. Light and power connected. Pedestrian door.



Tenure: Freehold

Floor area: 1377.00 sq ft

Tax Band: E

Local Authority: North Somerset

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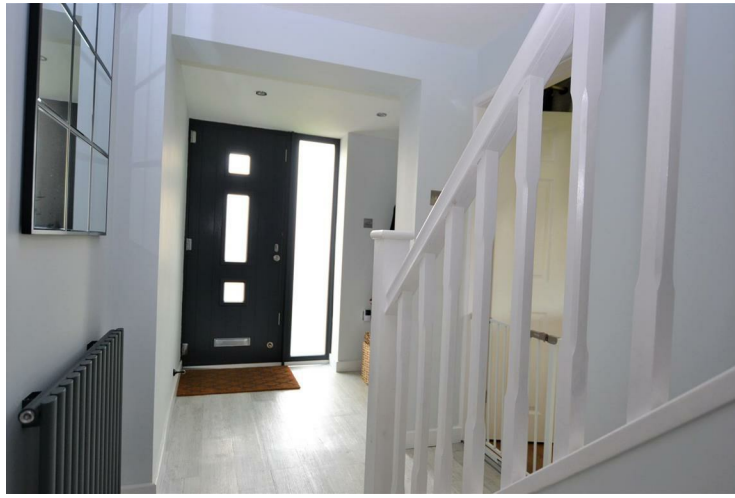


17 Holly Close, Nailsea, North Somerset, BS48 1QT

£510,000

A beautifully presented and extremely spacious, 4 DOUBLE BEDROOM detached family home, located in a sought after cul de sac, close to the excellent local schools and town centre. This well-balanced property benefits from a generous sized rear garden, re-fitted En-Suite and a lovely open plan Kitchen/Breakfast Room and although boasts generous accommodation, still offers buyers the chance to extend the property to increase the size if they wish, subject to the relevant permission required. The layout comprises: Welcoming Entrance Hall, Cloakroom, Lounge, Kitchen/Dining Room and Utility Area. On the first floor there are 4 good sized Bedrooms – the main Bedroom with an En-Suite and a Family Bathroom whilst externally there are pleasant gardens to the front and rear along with a garage and driveway parking for at least 2 cars. EPC rating – D.

Welcoming Entrance Hall



A lovely sized Entrance Hall entered via a double glaze composited door with additional glazed side panel. Stairs ascending to the first-floor accommodation with understairs storage cupboard. Ceiling spotlights, contemporary radiator and LVT flooring which runs through into the Cloakroom, Kitchen/Dining Room and Utility Area.

Cloakroom

Fitted with a modern white suite comprising: Concealed low level wc and vanity unit with insert wash hand basin. Extractor fan.

Living Room

20'8" x 11'6" (6.30m x 3.51m)



A light and bright room with UPVC double glazed window to the front and UPVC double glazed sliding patio doors to the rear garden. Feature inset coal effect gas fire with wooden surround. TV point, 2 radiators, thermostat for the central heating and excellent quality flooring.

Kitchen/Dining Room

25'11" x 8'3" (7.90m" x 2.51m")



What a lovely sociable space!

Kitchen Area



The Kitchen is fitted with a range of cream 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 hob and extractor over. Space for an upright fridge freezer and dishwasher. Concealed gas fired boiler. Ceiling spotlights, radiator, opening to the Utility Area and UPVC double glazed window to the rear.

Dining Area



The Dining Area has space for a large table. Radiator. UPVC double glazed window to the front.

Utility Area

7'1" x 6'2" (2.16m" x 1.88m")



Fitted with a matching range of cream wall and base units with roll edge worksurfaces and tiling to splashback. Space and plumbing for an automatic washing machine and tumble dryer. Ceiling spotlights. UPVC double glazed door to the rear garden.

First Floor Landing

Access to the partially boarded and insulated loft.

Bedroom 1

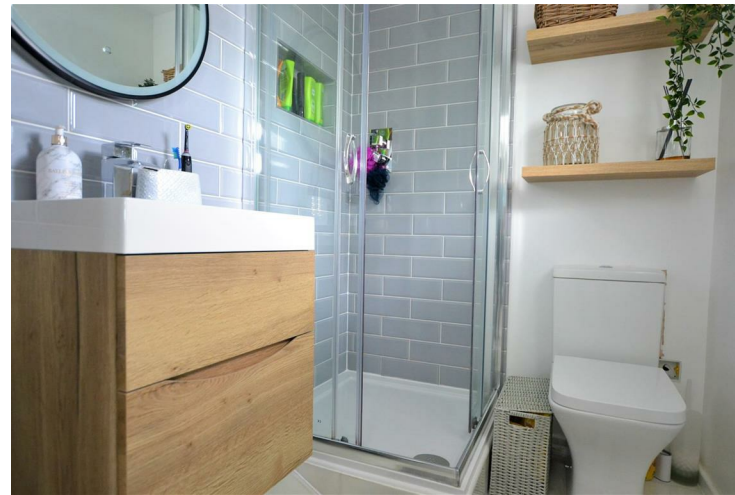
12'0" x 12'0" max (3.66m" x 3.66m" max)



UPVC double glazed window to the front. Radiator. Door to the En-Suite.

En Suite Shower Room

6'3" x 5'0" (1.91m" x 1.52m")



Fitted with a modern white suite comprising: Tiled shower cubicle with thermostatically controlled shower over. Low level close coupled wc and vanity unit with insert wash hand basin. Tiled flooring, ceiling spotlights, extractor fan and radiator. UPVC double glazed window to the front.

Bedroom 2

11'7" x 9'11" (3.53m x 3.02m")



UPVC double glazed window to the front.

Bedroom 3

10'6" x 8'7" (3.20m x 2.62m)



UPVC double glazed window to the rear.

Bedroom 4

8'9" x 8'5" (2.69m x 2.59m)



UPVC double glazed window to the rear. Radiator. Airing cupboard housing the hot water tank.

Family Bathroom



Fitted with a white suite comprising: Panelled bath with glass screen and shower over. Concealed low level close wc with wash hand basin and storage below. Radiator. UPVC double glazed window to the rear.