



Gino's Estate Agents



21 Helston Road, Nailsea, North Somerset, BS48 2UA

£650,000

Located on the ever-popular Trendlewood side of town, we welcome to the market this unique and incredibly spacious, 5 Bedroom detached family home tucked away in a quiet cul-de-sac position in a desirable location. Within easy access to the train station, schools and public transport links, this impressive home boasts versatile living space and a one-bed, self-contained Annexe with separate entrance and access from the main house, making it ideal accommodation for a dependent relative or teenager, a potential rental income or it could be used as part of the main house. Sitting on a larger than average sized corner plot and offering flexible accommodation, the layout comprises: Entrance Hall, Cloakroom, Lounge, Conservatory, Dining Room, Kitchen/Breakfast Room, Family Room, Utility Room/Office, Bedroom 5 and En Suite Shower Room. On the first floor there are 4 generous Bedrooms, one with En-Suite Shower Room, and a Family Bathroom. Externally there are good sized gardens to front and rear along with a garage and side-by-side parking for 4 cars. An additional room to the rear of the garage, currently used as a storeroom, offers the opportunity of home working, running a small business, a workshop or the luxury of a home gym, studio or hobby room. EPC rating - D.

Front Garden

A generous sized frontage with an area laid to lawn, mature trees and established boundary hedging. A tarmac driveway provides off road, side by side parking for 4 vehicles. Path to the front door and gated side access to the rear garden. Outside lighting.



Store Room

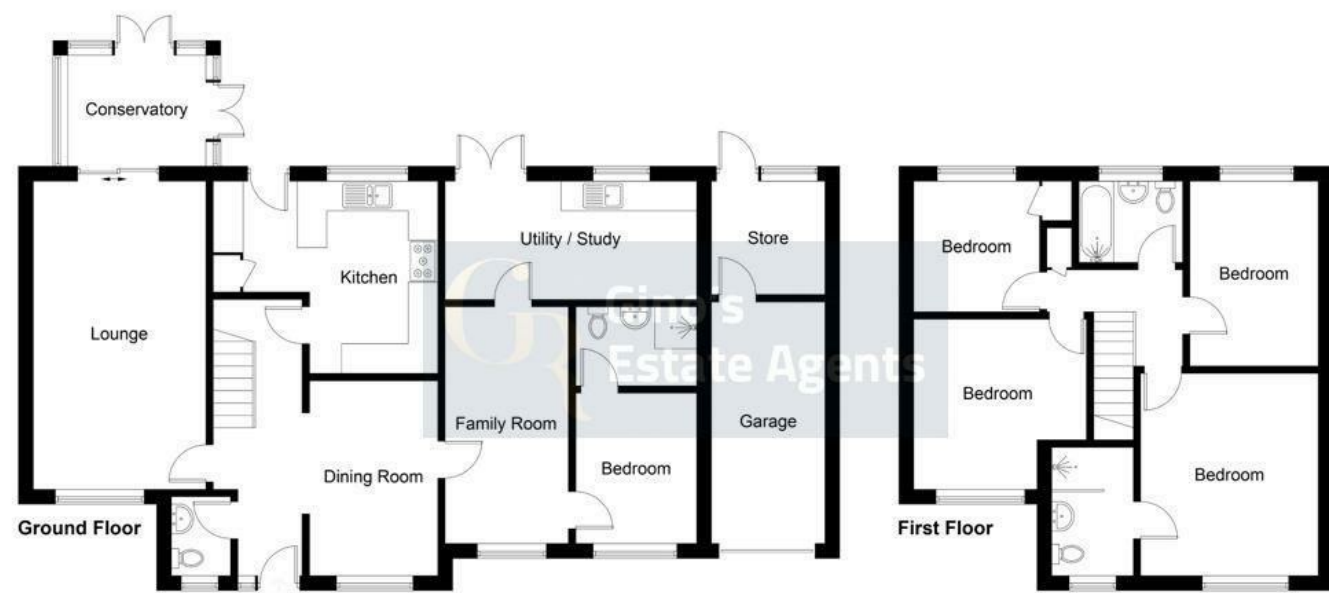
7'6" x 7'5" (2.29m x 2.26m")
Door and UPVC double glazed window to the rear garden. Radiator. This multi-purpose, brick-built room can either be used for additional storage or a multitude of other activities including a work from home office/business, gym or music room.

Rear Garden



One of the main features of the property is the lovely rear garden which is fully enclosed by timber panel fencing and benefits from a great deal of sunshine. A generous paved patio area for alfresco entertaining leads to a substantial lawn edged with mature shrub borders. Outdoor lighting, outside cold water tap and electric point. Door to Store Room. To one side of the house is a hard standing to accommodate a garden shed and on the opposite side is gated access leading you back to the front of the property.

Approximate Gross Internal Area = 167.9 sq m / 1807 sq ft
Garage & Store = 17.0 sq m / 183 sq ft
Total = 184.9 sq m / 1990 sq ft



For illustrative purposes only. Not to scale. ID1068121
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: 1807.00 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.



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Entrance Hall

18'3" x 4'2" (5.56m" x 1.27m")

A bright and airy entrance to the property via a UPVC double glazed door with glazed side panel and stairs ascending to the first-floor accommodation with spacious understairs storage area. Ceramic tiled flooring running through into the Dining Room and Kitchen/Breakfast Room. Radiator, ceiling coving and dado rail.

Cloakroom

4'1" x 4'0" (1.24m" x 1.22m)

Fitted with a white suite comprising low level close coupled w/c and vanity unit with inset wash hand basin and storage below. Fully tiled walls and floor. Radiator and ceiling spotlights. UPVC double glazed window to the front.

Lounge

20'5" x 11'4" (6.22m" x 3.45m")



A lovely sized, dual aspect room affording plenty of natural light with UPVC double glazed window to the front and UPVC double glazed sliding patio doors to the Conservatory. Attractive feature fireplace with stone surround, hearth and inset living flame, coal-effect gas fire with remote control for those cooler evenings. Ceiling coving, 2 radiators, wall lights, television point and carbon monoxide detector.

Conservatory

10'2" x 8'4" (3.10m" x 2.54m")



Of UPVC double glazed construction with dwarf wall, UV ray-blocking glass roof and a lovely sunny outlook over the patio and lawned rear garden makes it a fabulous addition to the property. Tile-effect laminate flooring. 2 sets of UPVC double glazed French doors to the rear garden. Chrome ladder radiator and wall lights.

Dining Room

12'6" x 8'5" (3.81m" x 2.57m")



UPVC double glazed window to the front. Radiator, ceiling coving, dado rail, tiled flooring and lockable door to the Family Room.

Kitchen/Breakfast Room

14'8" x 12'6" maximum (4.47m" x 3.86m" maximum)



Fitted with a comprehensive range of modern white high gloss wall and base units with roll edge worksurfaces and complimentary tiling to splashback. Breakfast bar easily seating a family of 4 and full height larder unit. Inset one and a half stainless steel sink with drainer and mixer tap. Space for a Range cooker with stylish Elica glass extractor over. Space for upright fridge/freezer and dishwasher. Tiled flooring. Concealed wall-mounted 'Worcester' boiler. Plumbing and electrics for washing machine and tumble dryer. Chrome ladder radiator, ceiling spotlights, carbon monoxide detector and both UPVC double glazed window and door to the rear.

Family Room

16'3" x 7'9" (4.95m" x 2.36m")



A multi-purpose room which is currently being used as a Family Room, previously used as the Annexe Lounge. UPVC double glazed window to the front and glazed door to the Utility Room/Study. Insulated loft storage space accessed via a pull-down ladder. Ceiling spotlights, radiator and TV Point. Door to Bedroom 5.

Utility Room/Office

16'6" x 7'7" (5.03m" x 2.31m")

Another versatile room, previously used as the Annexe Kitchen/Diner. UPVC double glazed window and patio doors to the rear garden allowing separate entrance, if required. Fitted with a range of base units with roll

edge worksurfaces and inset stainless steel sink. Space and plumbing for an automatic washing machine and tumble dryer. Radiator, gas cooker point, ceiling spotlights, carbon monoxide detector and 'Worcester' combi boiler.

Bedroom 5

10'9" x 7'8" (3.28m" x 2.34m")

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

En Suite Shower Room 2

7'8" x 5'1" (2.34m" x 1.55m")

Fitted with a white suite comprising: Tiled shower cubicle with electric thermostatically controlled shower, low level close coupled w/c and pedestal wash hand basin. Extractor fan, radiator and tile-effect vinyl flooring.

First Floor Landing

Access to all Bedrooms and Family Bathroom. Airing cupboard. Smoke alarm. Access, via a pull-down ladder, to the insulated and partially boarded loft with strip lighting.

Main Bedroom

13'7" x 11'6" (4.14m" x 3.51m")



A generous sized double bedroom with UPVC double glazed window to the front. Radiator and television point. Door to the En-Suite Shower Room.

En Suite Shower Room

8'5" x 5'4" (2.57m" x 1.63m")



A stunning Shower Room having fully tiled walls, inset mirror incorporating feature alcove with spotlight and fitted with a contemporary, white, suite comprising: large walk-in Shower enclosure with thermostatically, remote-controlled electric shower. Concealed, wall-hung, Roca w/c and vanity unit with inset wash hand basin and storage below. Tiled flooring. Chrome ladder radiator, ceiling spotlights, extractor fan and UPVC double glazed window to the front.

Bedroom 2

11'7" x 11'6" maximum (3.53m" x 3.51m" maximum)



Double bedroom with UPVC double glazed window to the front. Radiator.

Bedroom 3

12'1" x 8'5" (3.68m" x 2.57m")



Double Bedroom with UPVC double glazed window to the rear. Radiator.

Bedroom 4

8'8" x 8'3" (2.64m" x 2.51m")

Double Bedroom with UPVC double glazed window to the rear. Radiator and built in wardrobe with shelving.

Family Bathroom

6'8" x 5'5" (2.03m" x 1.65m")



Fitted with a modern white suite comprising tiled panel bath with glass screen and thermostatically controlled power shower over. Low level close coupled Roca w/c and wall hung vanity unit with inset wash hand basin and storage below. Fully tiled walls with inset mirror. Tiled flooring. Ceiling spotlights, extractor fan and radiator. UPVC double glazed window to the rear.

Garage

16'1" x 8'2" (4.90m" x 2.49m")

Single garage accessed via an up and over door with light and power connected. Loft storage space. Rear access door to Store Room.