

Outside

Rear Garden



Front Garden

A low maintenance frontage with steps to the front door.

Garage & Driveway

22'8" x 10'4" (6.91m" x 3.15m")

Accessed via an up and over door. Light and power connected. Loft storage space. Pedestrian door to the rear.

Enclosed by a combination of timber panel fencing and walling, this lovely garden consists of a small patio immediately off the house which continues into a pathway towards the end of the garden, leading onto the main area which is laid to lawn. Outside cold water tap, power and side gate leading to the driveway. Pedestrian door to the garage.



Tenure: Freehold

Floor area: 1011.00 sq ft

Tax Band: C

Local Authority: North Somerset

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Gino's Estate Agents



1 Withy Wood Place, Nailsea, North Somerset, BS48 4PT

£429,999

A beautifully presented and most attractive, 3 Bedroom - 2 Bathroom, detached family home, located on this newly built and sought after development - 'Netherton Grange' built by Taylor Wimpey in 2023 to an exacting standard, benefitting from numerous upgrades. This lovely, energy efficient property benefits from generous sized, light and airy rooms throughout and still has the balance of its 10 year NHBC Guarantee for peace of mind. In brief, the UPVC double glazed and gas central heated property briefly comprises: Entrance Hall, Cloakroom, Lounge and Kitchen/Dining Room. On the first floor there are 3 Bedrooms with 2 Bathrooms whilst externally there is a larger than average garage with driveway parking for 2 cars along with a nice sized garden. EPC rating - A.

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Entrance Hall

14'1" x 6'1" (4.29m" x 1.85m")

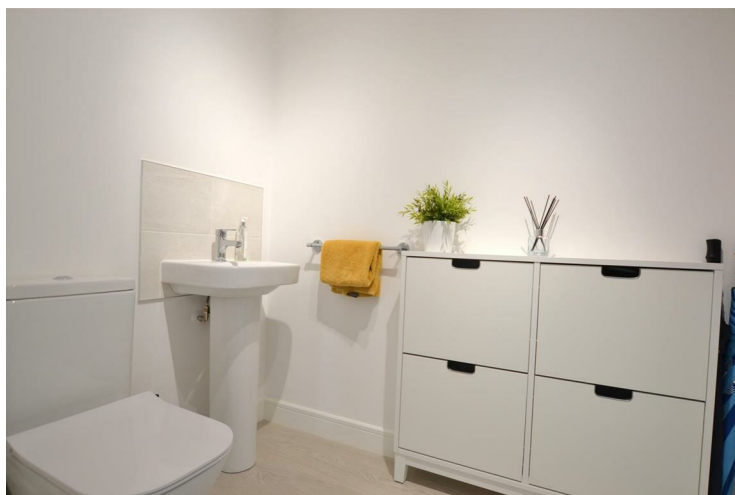


Entered via a double glazed composite door. Stairs ascending to the first-floor accommodation with useful understairs storage cupboard. Karndean flooring, radiator, alarm panel and additional cupboard housing the consumer unit.



Cloakroom

6'1" x 4'7" (1.85m" x 1.40m")



Fitted with a smart white suite comprising: Low level close coupled wc and pedestal wash hand basin. Extractor fan, Karndean flooring and radiator. There is space and drainage in place should you want to add a shower enclosure.

Lounge

17'9" x 10'1" (5.41m" x 3.07m")

A lovely sized, light and airy, dual aspect room with UPVC double glazed window to the front and UPVC double glazed French doors to the rear garden. TV point, 2 radiators and Karndean flooring.



Kitchen/Dining Room

17'9" x 11'0" max (5.41m" x 3.35m" max)



What a lovely space!

Kitchen Area



A stunning Kitchen, fitted with a modern range of wall and base units with square edge Silestone worksurfaces with matching upstand and window sill. One and a half undermount sink with drainer and mixer tap. Fitted electric oven, microwave, 4 ring gas hob with extractor hood over and glass splashback. Integrated fridge freezer, washer/dryer and dishwasher. Concealed gas boiler, extractor fan, TV point and Karndean flooring which runs through into the Dining Area. UPVC double glazed window to the side.

Dining Area



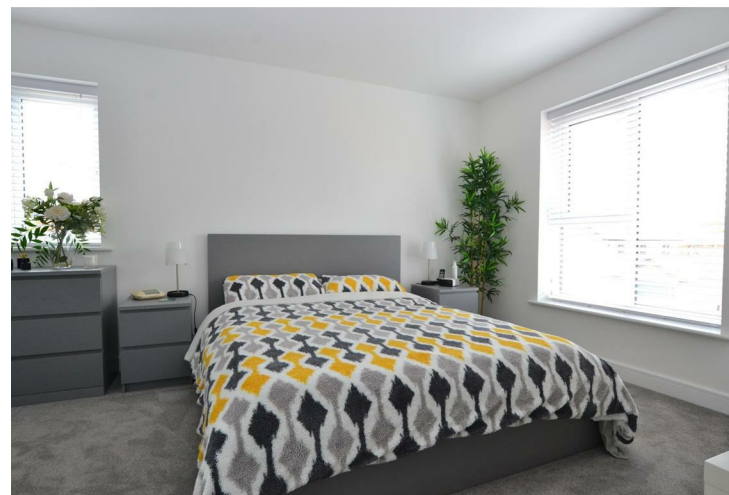
Space for a good sized table. 2 radiators and UPVC double glazed windows to the front & side.

First Floor Landing

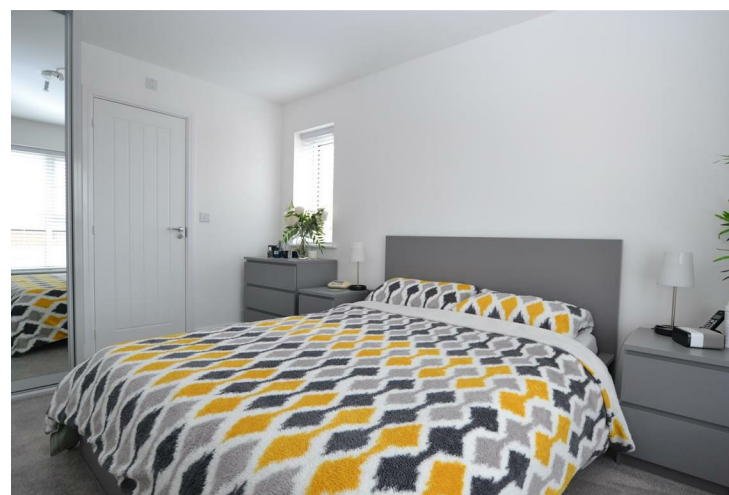
Doors to all Bedrooms and Bathroom. Smoke alarm, access to the loft

Main Bedroom

13'7" x 10'2" (4.14m" x 3.10m")



Dual aspect UPVC double glazed windows to the front and side. Fitted wardrobes providing useful storage. Radiator, thermostat for the central heating. Door to the En Suite Shower Room.



En Suite Shower Room

7'8" x 3'8" (2.34m" x 1.12m")



Beautifully fitted with a modern white suite comprising: Double sized shower enclosure with thermostatically controlled shower over and additional shower attachment. Low level close coupled wc and pedestal wash hand basin. Shaver point, radiator, extractor fan and linen cupboard.

Bedroom 2

10'11" x 9'8" (3.33m" x 2.95m")



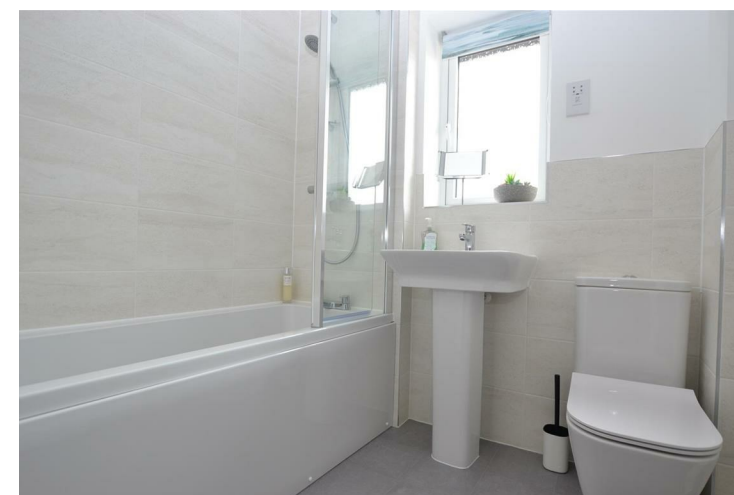
Dual aspect UPVC double glazed windows to the front and side. Fitted wardrobes providing useful storage. Radiator.

Bedroom 3

11'2" x 7'9" (3.40m" x 2.36m")

UPVC double glazed window to the side. Radiator.

Family Bathroom



Generously tiled and beautifully fitted with a modern white suite comprising: Panelled bath with glass screen and thermostatically controlled shower over. Low level close coupled wc and pedestal wash hand basin. Shaver point, ceiling spot lights, radiator and UPVC double glazed window to the side front.