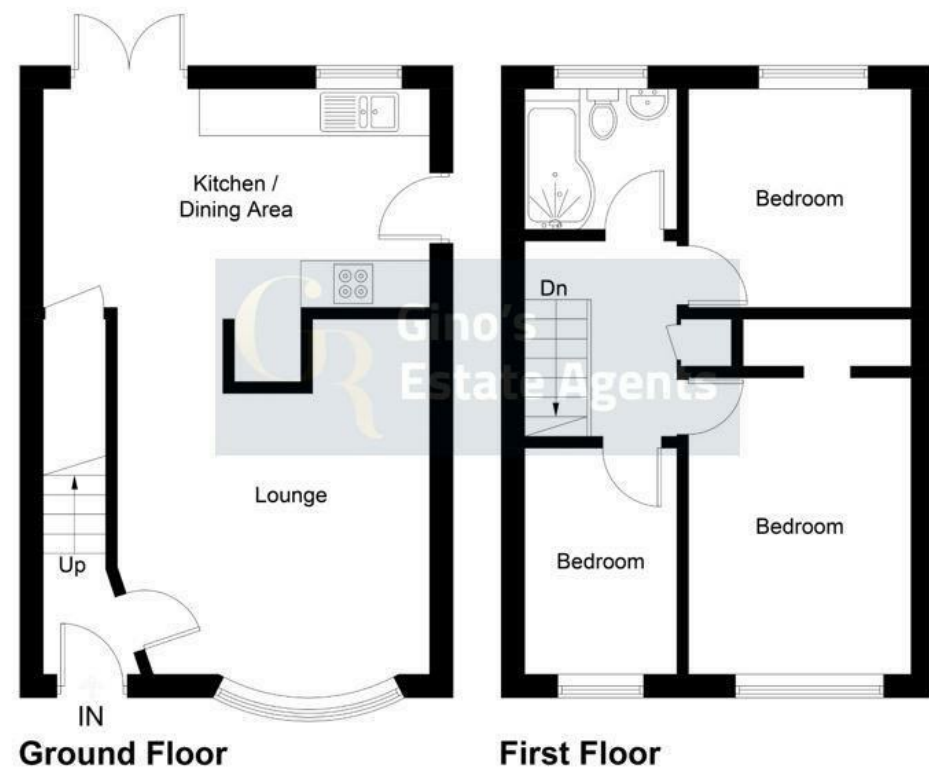




Approximate Gross Internal Area = 75.2 sq m / 809 sq ft



For illustrative purposes only. Not to scale. ID183356
 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: 809.00 sq ft
Tax Band: C



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.

32 Porlock Gardens, Nailsea, North Somerset, BS48 2QY

£349,995

A splendid 3 Bedroom semi detached property boasting a modern and contemporary theme throughout having undergone some updating in recent years to include a full re-wire and fully re-plastered walls & ceilings. The location is super, being at the head of this highly regarded and well-established cul de sac, little more than 1/4 mile to Nailsea's excellent secondary School, town centre shops & facilities. In brief, the layout comprises: Entrance Hall, Lounge and Kitchen/Dining Room. On the first floor there are 3 Bedrooms and a Family Bathroom whilst externally there are gardens to the front & rear, a garage and driveway. EPC rating - C.

Ground Floor

Entrance Hall

Accessed via an up and over door. Stairs ascending to the first floor accommodation. Radiator, laminate flooring which runs through into the Kitchen and door to the Lounge.

Lounge

14'7" x 13'5" (4.45m" x 4.09m")



A light and bright room with UPVC double glazed bow window to the front. Multiple power points, radiator, ceiling spotlights and opening to the Kitchen/Dining Room.



Kitchen/Dining Room

16'2" x 9'4" (4.93m" x 2.84m")



Fitted with a range of base units with roll edge worksurfaces. Inset one and a half stainless steel sink with drainer and mixer tap. Fitted electric oven with hob and extractor over. Space for an upright fridge freezer and washing machine. UPVC double glazed French doors and window to the side & additional door to the side.



First Floor Landing

Doors to all Bedrooms and Bathroom. Access to the loft. Cupboard housing the combination boiler.

Bedroom 1

12'4" x 9'5" (3.76m" x 2.87m")



UPVC double glazed window to the front. Radiator. Walk-in storage area providing useful hanging space.



Bedroom 2

9'4" x 9'0" (2.84m" x 2.74m")



UPVC double glazed window to the rear. Radiator.

Bedroom 3

9'5" x 6'5" (2.87m" x 1.96m")

UPVC double glazed window to the front. Radiator.

Family Bathroom



Fitted with a white suite comprising: P shaped bath with glass screen and shower over. Low level close coupled wc and wash hand basin. Radiator. UPVC double glazed window to the rear.

Outside

Rear Garden

The rear garden has a lower patio area enclosed by feature walling with decorative stepped paving slabs leading to a pathway around the artificial lawn area with access to the sun terrace and outside Snug/Store Room. Side gated access.

Front Garden

The generous frontage provides off-road parking for numerous vehicles and leads to the garage.

Garage

Accessed via an up and over door. Light and power connected. Door to the Snug/Store Room.

Outside Snug/Store Room

13'4" x 8'1" max (4.06m" x 2.46m" max)

This room could provide an outside area with a potential feature fireplace area should you wish to fit a log burner or this could be used as a useful Store Room. Please note this room has a lower ceiling height to the garage.