

Gardens



established shrubs, hedgerow and trees thus giving plenty of privacy. The garden is enclosed by timber panel fencing. Cold water tap, shed and greenhouse.



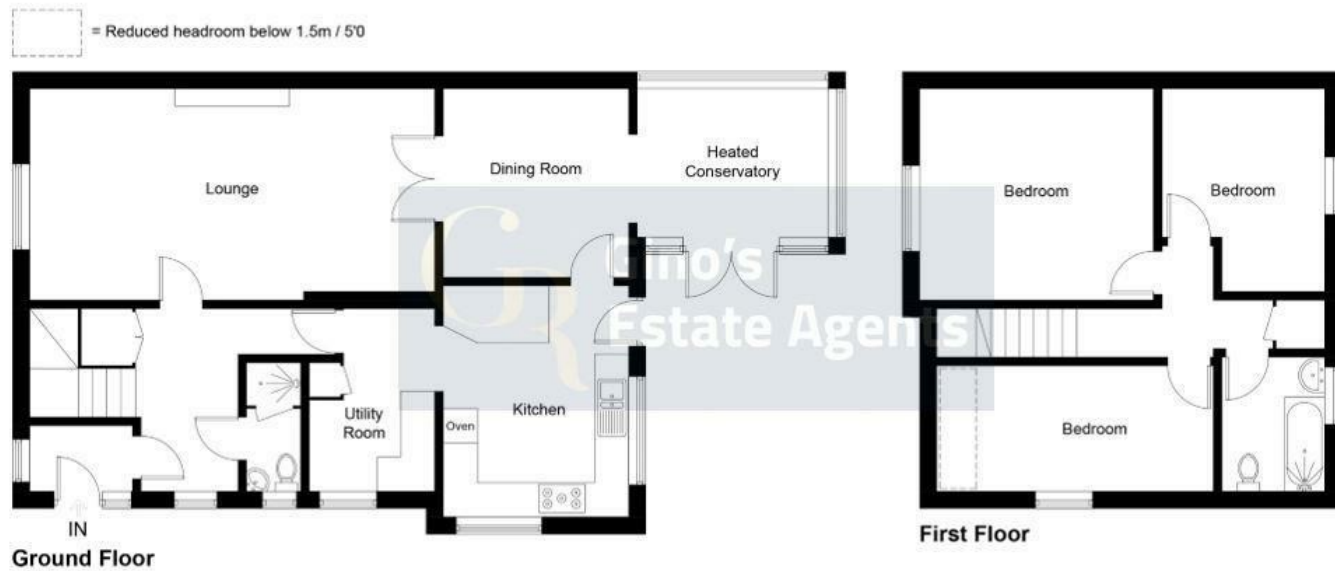
The delightful gardens are an outstanding feature of this individual property. Elevated from road level the frontage is laid to lawn with mature and well stocked, deep borders with a tarmac driveway leading to the house and garage which is screened from view. To the rear there is a paved patio area immediately off the property which leads onto the main area that is laid to lawn and there is a glorious abundance of colour with a plethora of

Garage

22'11" x 9'8" (6.99m" x 2.95m")

Accessed via an up and over door. Light and power connected. Windows and doors to the rear.

Approximate Gross Internal Area = 134.1 sq m / 1443 sq ft



For illustrative purposes only. Not to scale. ID994146
 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: 1443.00 sq ft
Tax Band: C



Local Authority: North Somerset

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Gino's Estate Agents



6 Fosse Lane, Nailsea, North Somerset, BS48 2AR

£460,000

A delightful 1950's 3 Bedroom semi detached family home, which has been in the same family for over 50 years, sitting in this quiet and mature position with no through traffic. This special property occupies a delightful elevated position in this charming and little-known residential lane, close to open countryside, but only short distance to the town centre. Benefitting from a generous sized plot with fabulous gardens to the front and rear, this spacious and versatile property briefly comprises: Entrance Porch, Entrance Hall, Living Room, Dining Room, Conservatory, Kitchen/Breakfast Room, Utility Room and Cloakroom/Shower Room. On the first floor there are 3 good-sized Bedrooms and a Family Bathroom whilst externally there are lovely gardens to the front and rear along with a detached larger than average garage and driveway parking. EPC rating - D.

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Entrance Porch

5'5" x 3'6" (1.65m" x 1.07m")
Entered via a UPVC double glazed door with glazed side panels. Tiled flooring. A further UPVC double glazed door leads you into the Entrance Hall.

Entrance Hall

10'6" x 5'6" (3.20m" x 1.68m")



Stairs ascending to the first-floor accommodation with understairs storage cupboard. Radiator, telephone point and wood block flooring.

Living Room

22'10" x 11'11" (6.96m" x 3.63m")



What a lovely sized room with the main feature being the feature living flame gas fire with granite heat and wooden mantle above. 2 radiators, TV point and wood block flooring. Glazed double doors to the Dining Room and UPVC double glazed window to the front.



Dining Room



Radiator. Opening to the Conservatory.

Conservatory

11'10" x 9'8" (3.61m" x 2.95m")



Of UPVC double glazed construction with dwarf walls and poly carbonate roof. Radiator. UPVC double glazed French doors to the rear garden.

Kitchen/Breakfast Room

12'3" x 10'6" (3.73m" x 3.20m")

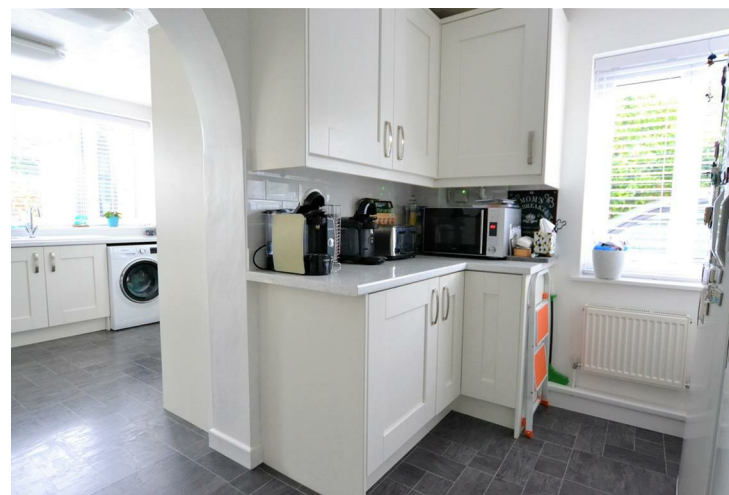


Fitted with a modern range of white wall and base units with roll edge worksurfaces and tiling to splashback. Inset one and a half ceramic sink with drainer and mixer tap. Fitted double electric oven with 5 ring gas hob and extractor over. Space and plumbing for an automatic washing machine and dishwasher. Useful breakfast bar. UPVC double glazed windows to the front & side along with a door to the rear garden.



Utility Room

10'6" x 5'7" (3.20m" x 1.70m")



Fitted with a matching range of white wall and base units as those in the Kitchen with roll edge worksurfaces and tiling to splashback. Space for an upright and separate fridge and freezer. Radiator. UPVC double glazed window to the side.

Cloakroom/Shower Room

7'4" x 3'2" (2.24m" x 0.97m")

Fully tiled and fitted with a white suite comprising: Tiled shower enclosure with electric shower over. Low level close coupled wc and vanity unit with storage beneath. Extractor fan. UPVC double glazed window to the side.

First Floor Landing

Access to the loft via a pull-down ladder. Airing cupboard. UPVC double glazed window on the half landing.

Bedroom 1

13'4" x 11'10" (4.06m" x 3.61m")



UPVC double glazed window to the front. Radiator.

Bedroom 2

11'5" x 9'1" max (3.48m" x 2.77m" max)



UPVC double glazed window to the rear. Radiator.

Bedroom 3

14'11" x 7'2" (4.55m" x 2.18m")



UPVC double glazed window to the side. Radiator.

Family Bathroom

7'8" x 5'8" (2.34m" x 1.73m")



Fitted with a white suite comprising: Panelled bath with electric shower above. Low level close coupled wc and pedestal wash hand basin. Radiator. UPVC double glazed window to the rear.