

**Rear Garden**



A private and west facing rear garden, mainly laid to lawn with a patio area enclosed by a combination of timber fence panels, mature shrubs and flowers. Garden shed, outside cold water tap and feature dry stone wall.



**Front Garden**

Block paved driveway providing off street parking for 2/3 vehicles. Side access to rear garden and access to the double garage.

**Double Garage**

Accessed via an up and over door. Light and power connected. Rear access door to the garden and pedestrian door. Loft storage space.

Approximate Gross Internal Area = 231.0 sq m / 2486 sq ft (Including Garage)



For illustrative purposes only. Not to scale. ID1071900  
 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:** 2486.00 sq ft  
**Tax Band:** G



**Local Authority:** North Somerset

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**Gino's Estate Agents**



**2B Becketts Lane, Nailsea, North Somerset, BS48 4LT**

**£642,500**

An incredibly unique and truly individual, 4 DOUBLE BEDROOM - 4 RECEPTION ROOM family home, which offers extremely versatile accommodation well in excess of 2000sq ft space, located in this little known and noticeably quiet road close to excellent schools and the town centre. Further benefits of this remarkable home are the vaulted ceilings, double garage, 22' Family/Games Room and large main Bedroom and if brief, the layout comprises: Entrance Hall, Kitchen/Breakfast Room, Dining Room, Sitting room, Family/Games Room, Study and Cloakroom. On the first floor there are 4 generous sized double Bedrooms, an En Suite Shower Room & a Family Bathroom whilst externally there is a block paved driveway, double garage and a rear garden. EPC rating - C.

**Ginos Estate Agents**  
 34 St Marys Park, Nailsea, North Somerset, BS48 4RP  
 T. 01275 540 176 | sales@ginosproperties.co.uk  
 ginosproperties.co.uk





## Ground Floor

### Entrance Hall



Entered via a UPVC double glazed door, with vaulted ceiling and stairs ascending to the first-floor accommodation. Ceiling coving, dado rail, radiator and UPVC double glazed window to the side. Understairs storage cupboard.

### Kitchen/Breakfast Room

17'9" x 9'11" (5.41m" x 3.02m")



Fitted with a range of wall and base units with roll edge worksurfaces over and tiling to splashback. Inset 1 and a 1/2 bowl sink with drainer and mixer tap. Space for a range cooker with extractor over. Space and plumbing for an upright fridge freezer, washing machine and dishwasher. Radiator, ceiling coving, TV point, a second stainless steel sink and space for a table. UPVC double glazed window to the front and door to the side.



### Dining Room

13'4" x 9'8" (4.06m" x 2.95m")



UPVC double glazed window to the side. Radiator, ceiling coving and double doors to the Sitting Room.

### Sitting Room

17'2" x 13'4" (5.23m" x 4.06m")



Fabulous, vaulted ceiling and UPVC double glazed sliding patio doors to the rear garden. Feature gas fireplace with brick surround. Ceiling coving, TV point, radiator and double doors to the Family/Games Room.

### Family/Games Room

22'1" x 15'1" (6.73m" x 4.60m")



What a lovely sized room which offers incredible versatility. Having been used as a Snooker room and second Sitting Room, this lovely room has UPVC double glazed French doors leading out to rear garden and window to the side. 2 radiators, dado rail, coving and TV point.

### Study

12'4" x 8'6" (3.76m" x 2.59m")

UPVC double glazed window to the side. Ceiling coving. Radiator.

### Cloakroom

Fitted with a white suite comprising: Low level wc and pedestal wash hand basin. Radiator. Extractor fan,

### First Floor Landing

Feature vaulted ceiling with skylight bringing in plenty of natural light. Airing cupboard housing the combination boiler. Access to the half boarded and insulated loft. Ceiling coving.

### Main Bedroom

16'0" x 13'9" (4.88m" x 4.19m")



Another generous sized room with a UPVC double glazed window to the rear. Built in wardrobes with sliding mirror doors. Radiator, telephone point, ceiling coving and door to the En Suite.

### En Suite Shower Room

Fitted with a suite comprising: Tiled shower cubicle. Low level wc and double wash hand basins. Ceiling spotlight, wall light with shaver point and radiator. UPVC double glazed window to the side.

### Bedroom 2

13'4" x 12'3" (4.06m" x 3.73m")



UPVC double glazed window to the rear. Useful hanging storage space, radiator and ceiling coving.

### Bedroom 3

12'8" x 11'2" (3.86m" x 3.40m")



UPVC double glazed window to the front. Feature ceiling beam, storage alcove and radiator.

### Bedroom 4

11'9" x 10'0" (3.58m" x 3.05m")



UPVC double glazed window to the front. Feature ceiling beam. Radiator.

### Family Bathroom



Fitted with a suite comprising: Panelled bath with mixer shower attachment. Large shower cubicle with thermostatically controlled shower and additional shower attachment. Low level wc and pedestal wash hand basin. Ceiling spotlights, shaving socket with light, chrome heated towel rail, extractor fan and UPVC double glazed window to the side.