

Rear Garden



A private and good sized garden mainly laid to a shaped lawn with attractive paved pathways, mature shrubs, a fruit tree and a decorative slate with well planted borders. Double wooden gates to the rear of the property give access to the parking which is situated directly behind the property. Pedestrian door to the garage. Outside cold water tap.

Front Garden

Mainly laid to lawn with shrub borders and picket fence to the left-hand side. There are mature trees and 3 raised flower beds with slated surround. A pathway leads to the front door.

Garage & Parking

Accessed via an up and over door. Light and power connected. There is off road parking for 2 cars.

47 Kingsmead

Approximate Gross Internal Area = 143.4 sq m / 1543 sq ft



For illustrative purposes only. Not to scale. ID876876
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: 1543.00 sq ft

Tax Band: E

Local Authority: North Somerset

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£475,000

NO ONWARD CHAIN. Offering an abundance of space, boasting 4 DOUBLE BEDROOMS & 2 BATHROOMS, this well presented detached house is located on the North Western edge of the town close to open countryside, yet with easy access to public transport links and close proximity to a well performing primary school. The property has been extended to create ample space for the growing family and benefits from a beautiful open plan Kitchen area with doors out to the garden. In brief, the layout comprises: Entrance Hall, Cloakroom, Lounge and open plan Kitchen/Dining/Family Room. On the first floor there are 4 good sized Bedrooms with 2 Bathrooms along with generous gardens to the front and rear, a single garage and parking for 2 cars. EPC rating - C.

Ground Floor

Entrance Hall

Accessed via an up and over door. Radiator, storage cupboard with slatted shelf, double doors leading to under stairs storage area and stairs ascending to the first floor accommodation.

Cloakroom

Fitted with a modern suite comprising: Low level close coupled wc and wash hand basin. Radiator. UPVC double glazed window to the side.

Lounge

21'5" x 10'9" (6.53m x 3.30m)



A lovely sized light room with 2 UPVC double glazed windows to the front. Feature inset open fireplace with decorative surround, wooden mantle over and granite hearth. TV point, 2 radiators and ceiling coving.



Open Plan Kitchen/Dining/Family Room

21'5" x 16'2" overall maximum measurement (6.53m x 4.95m overall maximum measurement)



This open plan area is a particular feature of the property and benefiting from far-reaching views towards the farmland and hillside beyond.

Kitchen Area

16'2" x 9'1" (4.95m x 2.79m)



Fitted with a contemporary range of wall and base units with complimentary work surfaces over. Fitted double electric oven with Bosch ceramic induction hob, chimney hood extractor over with glass splashback.

Inset ceiling spotlights and open plan to the living/dining area which is partially segregated by a breakfast bar area, beautifully designed with solid wood work surface

Dining Area

19'3" x 10'2" measurements include family area (5.89m x 3.12m measurements include family area)



A sizeable dining space with UPVC double glazed bay window to the side. Radiator, ceiling coving and UPVC double glazed French doors to the rear garden.

Family Area



Initially comprising of a seating area with UPVC double glazed bay window to the side. Radiator and ceiling coving.

First Floor Landing

UPVC double glazed window to the side. Access to the partially boarded loft via a pull-down ladder. Doors to all Bedrooms and Family Bathroom.

Main Bedroom

12'4" x 9'3" min (3.76m x 2.84m min)



3 UPVC double glazed windows to the rear with lovely views across to the hills and woodland beyond. Full width fitted wardrobes with sliding mirrored doors which offer useful wardrobe space, and there is a feature recess suitable for display purposes. Dressing area, inset storage cupboard ideal for shoe storage and radiator.

En Suite Shower Room



Fitted with a suite comprising: Corner shower cubicle with inset display recess and thermostatically controlled shower unit over. Low level close coupled wc and pedestal wash hand basin. Ceiling spotlights, chrome heated towel rail. UPVC double glazed window to the side.

Bedroom 2

11'10" x 10'7" (3.63m x 3.25m)



UPVC double glazed window to the front. Radiator.

Bedroom 3

11'10" x 9'3" (3.61m x 2.84m)



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

Bedroom 4

9'1" x 8'9" (2.79m x 2.67m)



UPVC double glazed window to the front. Radiator. Storage cupboard with integrated shelving.

Family Bathroom



Fitted with a suite comprising: Panelled bath with thermostatically controlled shower over. Low level close coupled wc and vanity unit with wash hand basin. Radiator. UPVC double glazed window to the side.