

Rear Garden



Front Garden

Driveway parking for 2 cars. Gravelled area. Pathway to the front door. Side access leading you to the rear of the property.

Garage

Accessed via a remote controlled electric roller door. Light and power connected. Pedestrian door to the Utility room.

The property also benefits from UPVC fascia's, soffits and guttering to help reduce exterior maintenance.

A fabulous landscaped rear garden which has been designed for relaxing with little to no maintenance required. Fully enclosed by timber panel fencing and established hedgerow, this private and sunny garden consists of an attractive and generous patio area laid to Indian Sandstone slabs which leads onto the main area that is laid to gravel with paved pathway and raised flower beds providing an abundance of colour. There is also a greenhouse, shed and fully enclosed summerhouse with power. Gated access to the front. Outside tap and lighting.



# Gino's Estate Agents



## 42 Ash Hayes Drive, Nailsea, North Somerset, BS48 2LQ

£438,500

An absolutely fantastic, 3 Bedroom detached family home located in one of Nailsea's most requested cul de sacs - 'Ash Hayes Drive' situated just a short distance from the town centre with all its amenities and excellent secondary school. This special home benefits from a rear single storey extension to now boast a stunning open plan Living/Kitchen/Dining/Family Room with bi-folding doors that open onto the private, landscaped west facing garden thus creating a wonderfully comfortable home with contemporary features and modern design thinking. In brief, this spacious home comprises: Entrance Hall, Cloakroom/Wet Room, Open Plan Living/Kitchen/Dining/Family Room and Utility Room. On the first floor there are 3 Bedroom and a Family Bathroom whilst externally there are gardens to the front and rear along with a garage and driveway parking for 2 cars. EPC rating - C.

Tenure: Freehold  
 Floor area: 1313.21 sq ft  
 Tax Band: D



Local Authority: North Somerset

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### Entrance Hall

Entered via a UPVC double glazed door with side panel. Wood flooring with underfloor heating. Stairs ascending to the first floor accommodation. Radiator. Smoke alarm.

### Cloakroom/Wet Room

Fitted with a white suite comprising; Low level close coupled wc and pedestal wash hand basin. Shower area with thermostatically controlled shower over. UPVC double glazed window to the front.

### Open Plan Living/Kitchen/Dining/Family Room



What a stunning and light, open plan room with a vaulted ceiling!!

### Lounge Area

21'11" x 11'6" (6.68m" x 3.51m")



UPVC double glazed window to the front. Space for an electric fire., TV point and Wood flooring with underfloor heating which runs through to the Kitchen/Dining/Family Area.



### Kitchen Area

23'0" x 9'8" (7.01m" x 2.95m")



Beautifully fitted with a generous range of modern white wall and base units with quartz worksurfaces and tiling for splashback. Inset one and a half bowl sink with drainer and mixer tap plus water softener. Fitted double electric oven and induction hob. Integral fridge, freezer and dishwasher. Large central island with solid worktop providing more base units and useful breakfast bar. Stunning 4.8m bi-folding doors and remote controlled, rain sensitive Velux windows. Extractor fan and additional power points. Space for large table and additional sofa area.



### Dining/Family Area



### Utility Room

Fitted with a range of wall and base units with roll edge worksurfaces and tiling to splashback. Inset stainless steel sink with drainer and mixer tap. Fitted electric oven (currently not being used) and fitted microwave. Space and plumbing for an automatic washing machine. UPVC double glazed door to the side. Access to the garage.

### First Floor Landing

Doors to all Bedrooms and Family Bathroom. Access to the partially boarded loft. Smoke alarm. Airing cupboard.

### Bedroom 1

12'5" x 11'9" (3.78m" x 3.58m")



UPVC double glazed window to front. Radiator. Storage cupboard



### Bedroom 2

14'2" x 8'0" (4.32m" x 2.44m")



UPVC double glazed window to front. Radiator.

### Bedroom 3

11'7" x 7'10" (3.53m" x 2.39m")



UPVC double glazed window to rear. Radiator.

### Family Bathroom



Fully tiled and fitted with a modern white suite comprising; Panelled bath with glass screen and thermostatically controlled shower over. Concealed low level wc and wash hand basin with storage cupboard below. Heated towel rail, ceiling spot lights, extractor fan and UPVC double glazed window to the rear.