

Rear Garden



A good sized rear garden, fully enclosed by timber panel fencing and walling, mainly laid to lawn with 2 patio areas and a variety of established shrubs and hedges. Side access.



Front Garden

Mainly laid to lawn. Driveway parking for 2 or 3 cars.

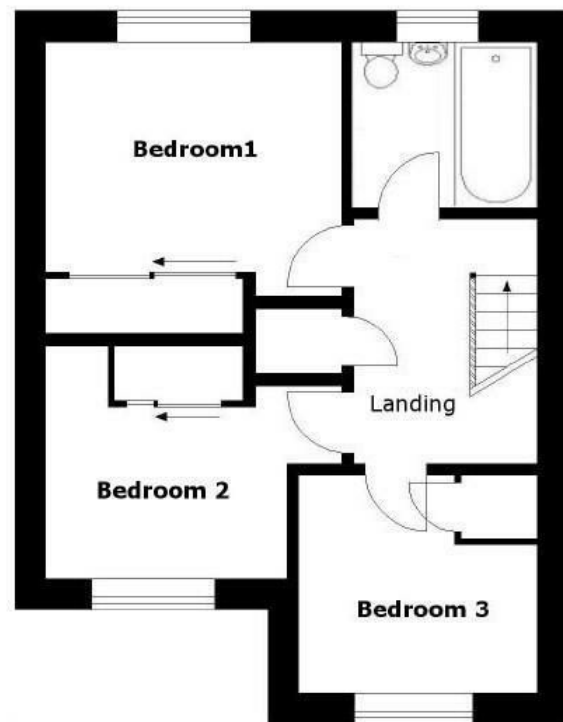
Garage

12'8" x 8'4" (3.86m x 2.54m")

Accessed via an up and over door. Light and power connected.



Ground Floor



First Floor



Tenure: Freehold
Floor area: 1162.51 sq ft
Tax Band: D

Local Authority: North Somerset

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Gino's Estate Agents



1 Beech Drive, Nailsea, North Somerset, BS48 1QA

£380,000

NO ONWARD CHAIN. A 3 Bedroom detached family home that offers a fantastic opportunity for a new homeowner to stamp their mark. This spacious home was built in the mid 1980's and boasts generous sized accommodation perfect for a growing family. Situated in the highly sought-after Nailsea Park/Trendlewood area of the town, this property offers not only a larger than average plot but also easy access to the outstanding primary school, making it an ideal location for families with young children. In brief, the layout comprises: Entrance Hall, Cloakroom, Lounge/Dining Room and Kitchen/Breakfast Room. On the first floor there are 3 Bedrooms and a Family Bathroom whilst externally there are generous sized gardens, a single garage and driveway parking. EPC rating - D.

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Entrance Hall

6'5" x 5'5" (1.96m" x 1.65m")



Entered via a UPVC double glazed door. UPVC double glazed window to the side, radiator and tiled flooring. Door to the cloakroom.

Cloakroom

Fitted with a suite comprising: Low level close coupled wc and pedestal wash hand basin with storage underneath. Radiator. UPVC double glazed window to the front.

Lounge/Dining Room

16'1" narrowing to 8'4" x 12'5" (4.90m" narrowing to 2.54m" x 3.78m")



A generous sized, light room with UPVC double glazed windows to the front and rear. TV point. 2 radiators.



Kitchen/Breakfast Room

14'5" x 8'3" (4.39m" x 2.51m")

Fitted with a range of white wall and base units with roll edge worksurfaces and tiling to splashback. Inset one and a half sink with drainer and mixer tap. Space for a free-standing cooker, upright fridge freezer and washing machine. Tiled flooring. UPVC double glazed window to the rear.

Breakfast Area

10'0" x 9'4" (3.05m" x 2.84m")



Double glazed sliding patio doors leading to the rear garden. Radiator, Tiled flooring and archway to the Kitchen/Breakfast Room.

Kitchen



Fitted with a range of wall and base units with roll edge worksurfaces and tiling for splashbacks. Space for washing machines, upright fridge/freezer and cooker. One and a half sink with mixer tap over. UPVC double glazed window to the rear. Pedestrian door to the garage. Extractor fan.



First Floor Landing

Doors to all Bedrooms and Family Bathroom. Access to the loft. Airing cupboard housing the hot water tank.

Bedroom 1

12'1" x 9'4" (3.68m" x 2.84m")



UPVC double glazed window to the rear. Radiator.

Bedroom 2

9'7" x 8'1" (2.92m" x 2.46m")



UPVC double glazed window to the front. Built in storage cupboards with a mixture of shelving and hanging rails. Radiator.

Bedroom 3

9'4" x 8'8" (2.84m" x 2.64m")



UPVC double glazed window to the front. Radiator.

Family Bathroom

6'5" x 6'3" (1.96m" x 1.91m")



Fitted with a white suite comprising; Low level close coupled wc, pedestal wash hand basin and panelled bath with shower over. UPVC double glazed window to the rear.