



Gino's Estate Agents



Rear Garden



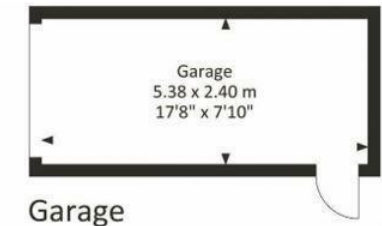
Well established rear garden, enclosed by timber panel fencing and walling. Mainly laid to lawn with a patio area and plant bedding borders. Pedestrian door to the garage and side access leading to the front.

Front Garden

Predominantly laid lawn with floral bed and path to front door and rear garden.

Garage

Accessed via an up and over door. Pedestrian door to the rear.



The garage is not depicted in its actual position.



Tenure: Freehold
Floor area: 1442.00 sq ft
Tax Band: D



Local Authority: North Somerset

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57 Greenslade Gardens, Nailsea, North Somerset, BS48 2BL

£435,000

NO ONWARD CHAIN. A significantly extended, 4 Bedroom, 3 reception room, 2 bathroom, detached family house of very spacious design that has clearly been loved by the present owner and enjoys the advantage of picturesque views over open countryside. Located on the Northern edge of town with glorious open views to the front, this extended detached family home offers well balanced, spacious and flexible accommodation and is well placed for the local schools and public transport links. In brief, the layout comprises: Entrance Hall, Cloakroom, Kitchen, Dining Room, Lounge and Study. On the first floor there are 4 Bedrooms - the principle Bedroom with En Suite whilst Bedroom 2 boasts a Dressing Room, and a Family Bathroom whilst externally there are fabulous, deceptive corner plot gardens, a Garage and parking. EPC rating - C.

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Entrance Hall



Entered via double glazed composite door. Useful storage cupboard and doors to the Cloakroom and Kitchen. A further door to remainder of Hallway with stairs ascending to first floor accommodation with storage space below.

Cloakroom

Fitted with a suite comprising: Low level close coupled wc and vanity counter with inset basin. UPVC double glazed window to the side.

Kitchen

9'9" x 8'6" (2.97m" x 2.59m")



Fitted with a range of wall and base units with roll edge worksurfaces over. Inset one and a half bowl stainless steel sink and drainer with mixer tap. Gas oven and extractor. Undercounter fridge, freezer and washing machine. Tiled flooring. UPVC double glazed door and window to rear.

Lounge

20'3" x 10'9" (6.17m" x 3.28m")



A lovely sized, light and airy room with 2 UPVC double glazed windows to the

front with a pleasant outlook. Feature Granite fireplace with inset gas coal effect fire. Radiator. TV point.



Dining Room

19'2" x 8'2" (5.84m" x 2.49m")



UPVC double glazed window and door to the rear. Door to the Study. 2 radiators. Serving hatch to the Kitchen.



Study

10'5" x 7'1" (3.18m" x 2.16m")



UPVC double glazed window to the front. Radiator.

First Floor Landing

Doors to all Bedrooms and Family Bathroom. Loft access.

Bedroom 1

12'0" x 11'0" (3.66m" x 3.35m")



UPVC double glazed window to the front. Radiator. Door to the En Suite Shower Room.

En Suite Shower Room

Fitted with a suite comprising: Tiled shower cubicle with thermostatically controlled shower. Vanity counter with inset basin. Shaver light and Honeywell electric heater. UPVC double glazed window to the front.

Bedroom 2

11'11" x 9'3" (3.63m" x 2.82m")



UPVC double glazed window to the rear. Radiator. Opening to Dressing Room.

Dressing Room



UPVC double glazed window to rear. Radiator.

Bedroom 3

9'2" x 7'0" (2.79m" x 2.13m")



UPVC double glazed window to the front. Radiator. Built in storage cupboard.

Bedroom 4

9'3" x 7'10" (2.82m" x 2.39m")

UPVC double glazed window to rear. Radiator.

Family Bathroom



Fitted with a white suite comprising: Panelled bath with mixer tap, shower attachment and glazed screen. Low level close coupled wc and pedestal wash hand basin. Radiator. UPVC double glazed window to the side.