

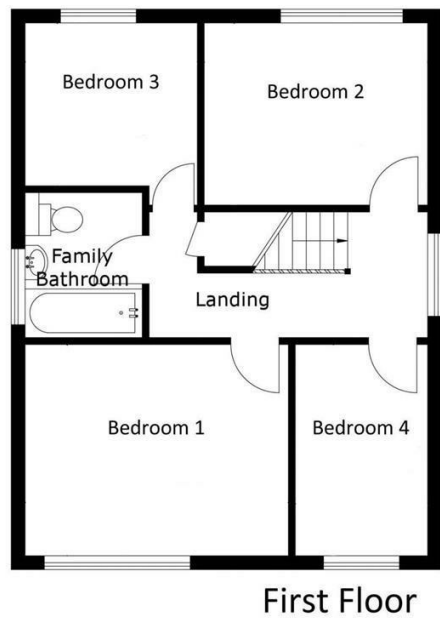
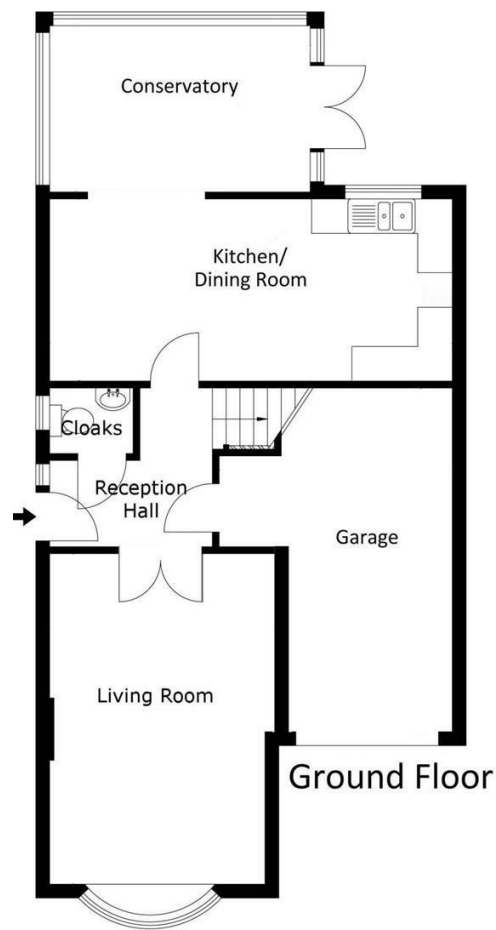


Front Garden

Laid to gravel for ease of maintenance. Pathway to the front door and driveway parking.

Garage

Accessed via an up and over door. Light and power connected. Wall mounted combination boiler. Modern consumer unit. Door into the house.



Tenure: Freehold
Floor area: 1101.00 sq ft
Tax Band: D



Local Authority: North Somerset

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Gino's Estate Agents



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

Guide price £400,000

NO ONWARD CHAIN. A 4 Bedroom detached family home, located in this sought after cul de sac, close to the excellent local schools and town centre, ideal for those looking to stamp their mark and to move swiftly. The property offers well laid out, light and airy accommodation, and boasts a south facing rear garden, a Conservatory addition and in brief, the UPVC double glazed and gas central heated property comprises: Entrance Hall, Cloakroom, Lounge, Kitchen/Dining and Conservatory. On the first floor there are 4 Bedrooms along with a Family Bathroom whilst externally there are low maintenance gardens to the front and rear along with a garage and driveway parking. EPC rating - D.

Ground Floor

Entrance Hall

Entered via a UPVC double glazed door with glazed side panel. Stairs ascending to the first floor accommodation. Radiator, laminate flooring and thermostat for the central heating. Door into the integral garage.

Cloakroom

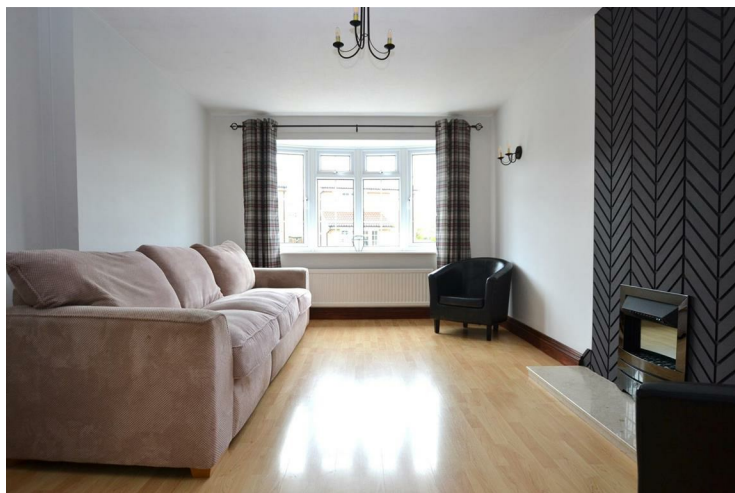
Fitted with a white suite comprising: Concealed low level wc and vanity unit with inset wash hand basin. Tiled flooring, radiator and UPVC double glazed window to the side.

Lounge

15'8" x 10'8" (4.79 x 3.27)



UPVC double glazed bow window to the front. Fitted electric fireplace with granite hearth. 2 radiators, laminate flooring and TV point.



Kitchen/Dining Room

19'1" x 8'7" (5.84 x 2.64)



A lovely open plan space! 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. Space for a free-standing cooker and extractor hood over. Further space and plumbing for an upright fridge freezer, washing machine and tumble dryer. Radiator. UPVC double glazed window to the rear and opening to the Conservatory.



Conservatory

12'2" x 9'7" (3.71m x 2.92m)



A useful addition to the property; of UPVC double glazed and dwarf wall construction with French doors out to the rear garden and ploy carbonate roof. Laminate flooring.

First Floor Landing

UPVC double glazed window to the side. Access to the insulated loft. Smoke alarm, storage cupboard and doors to all Bedrooms and Bathroom.

Bedroom 1

12'8" x 10'0" (3.88 x 3.06)



UPVC double glazed window to the front. Radiator.

Bedroom 2

10'10" x 8'8" (3.31 x 2.65)



UPVC double glazed window to the rear. Radiator.

Bedroom 3

8'2" x 7'8" (2.49 x 2.36)



UPVC double glazed window to the rear. Radiator.

Bedroom 4

10'1" x 6'3" (3.08 x 1.92)



UPVC double glazed window to the front. Radiator.

Family Bathroom

6'8" x 5'5" (2.03m x 1.65m)



Fully tiled and fitted with a white suite comprising: Panelled bath with mixer shower attachment. Low level close coupled wc and pedestal wash hand basin. Radiator, shaver point and UPVC double glazed window to the side.

Outside

Rear Garden



Fully enclosed by timber panel fencing, this sunny garden consists of a paved patio immediately off the property leading onto the second area which is laid to lawn with stone borders. Cold water tap. Potential side access on both sides.