

Rear Garden



Front Garden

Laid to lawn. Double width block paved driveway providing parking for 2 cars leading to the garage. Access to the rear garden via a side gate.

Garage

18'2" x 8'11" (5.54m x 2.72m)  
Accessed via an up and over door. Light and power connected.

30 Vynes Way

Approximate Gross Internal Area = 122.4 sq m / 1317 sq ft  
Garage = 13.6 sq m / 146 sq ft  
Total = 136.0 sq m / 1463 sq ft



Ground Floor

First Floor

For illustrative purposes only. Not to scale. ID1106703  
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: 1317.00 sq ft  
Tax Band: D



Local Authority: North Somerset

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Gino's Estate Agents



30 Vynes Way, Nailsea, North Somerset, BS48 2UG

£500,000

A superbly presented and beautifully cared for, 4 Bedroom detached family home, located in the highly regarded and ever popular 'Trendlewood' area of town, situated just a short walk from open fields, excellent schools and train station in Backwell. Boasting extended accommodation, a lovely rear garden and 17' Kitchen, this attractive home has well-proportioned & nicely balanced accommodation and in brief, the UPVC double glazed and gas central heated property briefly comprises: Entrance Hall, Cloakroom, Lounge, Dining Room, Conservatory and Kitchen/Dining Room. On the first floor there are 4 Bedrooms - 3 of which are doubles along with 2 Bathrooms whilst externally there is off road parking for 2 cars, a rear garden and an integral garage. EPC rating - TBC.

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## Ground Floor

de2qrf

### Entrance Hall

Entered via a UPVC double glazed door. Stairs ascending to the first floor accommodation with storage cupboard below. Oak flooring, radiator, ceiling coving and alarm panel.

### Cloakroom

Fitted with a suite comprising: Low level close coupled wc and wash hand basin with tiled splashback. Radiator, Oak flooring and UPVC double glazed frosted window to the front.

### Lounge

17'10" x 10'1" (5.44m" x 3.07m')



Feature fireplace with coal effect living flame gas fire. Television point, ceiling coving, radiator and UPVC double glazed window to the front. Archway with corbel supports enter into Dining Room.



## Dining Room

11'4" x 8'2" (3.45m" x 2.49m")



Double glazed sliding patio doors to the Conservatory. Ceiling coving. Radiator.

### Conservatory

10'0" x 10'0" (3.05m" x 3.05m")



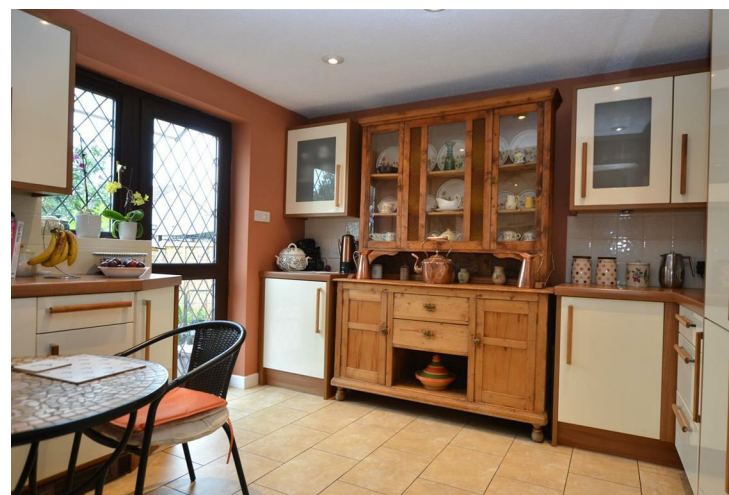
A great addition, being of UPVC double glazed construction with UPVC double glazed French doors into the rear garden. Ceramic tiled flooring and roof blinds.

### Kitchen/Dining Room

17'2" x 11'3" (5.23m" x 3.43m")



A lovely sized room fitted with a comprehensive range of wall and base units with roll edge worksurfaces and tiling to splashback. Stylish Range cooker with extractor over. Integrated fridge freezer and built-in Whirlpool washing machine. Fitted microwave. Tiled flooring, ceiling spot lights and space for a table. UPVC double glazed window and door to the rear garden.



### First Floor Landing

Airing cupboard with lagged hot water tank. Access to loft. Smoke detector & carbon monoxide detector.

### Bedroom 1

16'6" x 8'3" (5.03m" x 2.51m")



UPVC double glazed window to front. Superb range of cream fitted bedroom furniture which includes wardrobes, chests of drawers and storage. Alarm panel, ceiling fan, 2 reading lights and access to a second loft space. Door to the En Suite.

### En Suite

8'3" x 5'5" (2.51m" x 1.65m")



A generous sized and fully tiled En Suite fitted with a white suite comprising: Shower quadrant with shower over. Low level close coupled wc and pedestal wash hand basin. Tiled flooring, radiator and UPVC double glazed window to the rear.

## Bedroom 2

13'0" x 9'4" up to wardrobes (3.96m" x 2.84m" up to wardrobes)



UPVC double glazed window to rear. Built-in wardrobes across one wall. Radiator.

### Bedroom 3

9'2" x 8'9" up to wardrobes (2.79m" x 2.67m" up to wardrobes)



UPVC double glazed window to rear. Built-in wardrobes across one wall. Radiator.

### Bedroom 4

9'9" x 7'1" (2.97m" x 2.16m")

UPVC double glazed window to front. Built-in cupboard with shelving and hanging rail, radiator and telephone point.

### Family Bathroom



Suite comprising: panelled bath with shower mixer taps over, pedestal wash hand basin, close coupled low level wc, tiling to splashbacks, shaver point, single radiator, ceramic tiled floor, UPVC double glazed frosted window to rear.