

## Rear Garden



Enclosed by timber panel fencing, this south facing, sunny rear garden is mainly to lawn and patio. Timber garden shed. Side access gate.



## Front Garden and Parking

Directly to the front of the property there are two allocated parking spaces.

## Management Charges

There is an annual service charge for upkeep of the communal areas of the estate which is currently £236.64 per annum.



**Tenure:** Freehold

**Floor area:** 946.00 sq ft

**Tax Band:** C

**Local Authority:** North Somerset

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# Gino's Estate Agents



**37 Oxhouse Drive, Nailsea, North Somerset, BS48 4BE**

**£350,000**

**NO ONWARD CHAIN.** An almost brand new home located in a popular recent development on the outskirts of Nailsea, close to open countryside, perfect for those looking to move swiftly. Built by Barrett Homes in 2023, this stylish and contemporary property offers exceptional fittings and a light & airy feel throughout and in brief, the UPVC double glazed & gas central heated property briefly comprises: Entrance Hall, Lounge, Inner Hallway, Kitchen/Dining Room and Cloakroom. On the first floor there are 3 Bedrooms with 2 Bathrooms whilst externally there is a south facing, sunny rear garden and driveway parking for 2 cars to the front. EPC rating - A.

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### Entrance Hall



Entered via a front door with double glazed panel. Radiator. Stairs ascending to the first floor accommodation. Door to the Lounge.

### Lounge

14'8" x 11'9" (4.47m x 3.58m )



A light and bright room with Large UPVC double glazed window to the front. Radiator, useful understairs cupboard and door to the Inner Hallway.



### Inner Hallway

Built-in store cupboard. Doors to the Kitchen/Dining Room and cloakroom.

### Kitchen/Dining Room

15'0" x 11'11" (4.59m x 3.64m )



A lovely room, fitted with a modern range of wall and base units with square edge worksurfaces and upstand for splashback. Inset stainless steel sink with drainer and mixer tap. Fitted electric oven with 4 ring gas hob, splashback and stainless steel cooker hood over. Integrated fridge/freezer and dishwasher. Space and plumbing for an automatic washing machine. Wall mounted cupboard housing the gas fired combination boiler. Space for a dining table. UPVC double glazed window and French doors to the rear garden



### Cloakroom

Fitted with a white suite comprising: Low level close coupled

wc and pedestal wash hand basin with tiled splashback. Radiator. Extractor fan.

### First Floor Landing

Doors to all Bedrooms and Family Bathroom. Radiator, slatted shelved linen cupboard and hatch to the loft space.

### Bedroom 1

12'11" x 11'8" max (3.94m x 3.58m max)



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



### En Suite



Fitted with a white suite comprising: Double sized and fully tiled shower enclosure with thermostatically controlled shower over.

Low level close coupled wc and pedestal wash hand basin. Extractor fan, radiator and UPVC obscure double glazed window to the front.

### Bedroom 2

13'7" x 7'10" (4.16m x 2.39m )

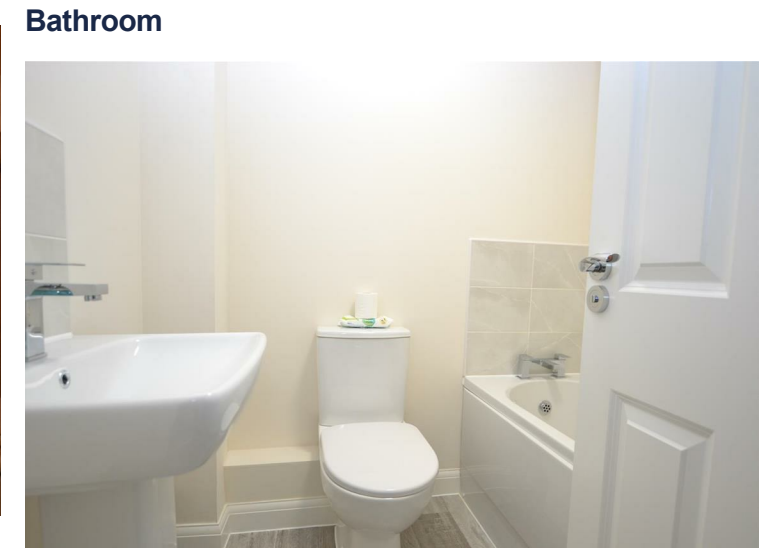


UPVC double glazed window to the rear. Radiator.

### Bedroom 3

12'2" x 6'11" (3.72m x 2.13m )

UPVC double glazed window to the rear. Radiator.



Fitted with a white suite comprising: Panelled bath with tiled surround. Low level close coupled wc and pedestal wash hand basin. Extractor fan. Radiator.