

**Rear Garden**



**Frontage & Parking**

Accessed via wooden gates, the front garden has been fully block paved providing off road parking for numerous vehicles.

**Garage**

Accessed via an up and over door. UPVC double glazed window and door to the rear garden. Light and power connected.

The rear garden is a particular feature, being of a generous size and offering further potential to extend (subject to necessary planning consents). There is a generous paved patio immediately off the property which leads onto the main area which is laid to lawn with a raised and rendered flower beds, part enclosed by and hedging. Pedestrian door into the garage.

Approximate Gross Internal Area = 75.9 sq m / 817 sq ft



For illustrative purposes only. Not to scale. ID1110527  
 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:** 817.00 sq ft  
**Tax Band:** B



**Local Authority:** North Somerset

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Gino's Estate Agents**



**15 Meadow Close, Nailsea, North Somerset, BS48 1HJ**

**£337,500**

NO ONWARD CHAIN. A stunning 3 Bedroom semi detached property that has undergone a substantial schedule of works and is located in this quiet and established cul-de-sac, only a short walk from the excellent local schools, town centre with its amenities, bus service and local countryside walks. Recently renovated to a high standard to now boast light, bright and spacious accommodation perfect for those looking for a house with no works required whilst benefitting from a modern and stylish theme throughout. The property boasts a recently built garage addition with driveway parking, good sized south-facing garden, a full electrical re-wire & new central heating system and briefly comprises: Entrance Hall, Open/Plan Kitchen/Dining/Living Room and Cloakroom. On the first floor there are 3 Bedrooms and a Family Bathroom whilst externally there is driveway parking for numerous vehicles, a garage and private rear garden. EPC rating - D.

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## Ground Floor

### Entrance Hall



Entered via a UPVC double glazed door. Stairs ascending to the first-floor accommodation with storage underneath. Radiator, ceiling spotlights and LVT flooring. Door into the Kitchen/Dining/Living Room.

### Open Plan Kitchen/Dining/Living Room



What a fabulous open plan space!

### Lounge Area

13'53" x 11'07" (3.96m" x 3.53m")



UPVC double glazed picture window to the front. Radiator, TV point, ceiling spotlights, multiple double socket points and LVT flooring which runs through into the Kitchen/Dining Area and Cloakroom.

### Kitchen/Dining Area

13'5" x 10'25" (4.09m" x 3.05m")



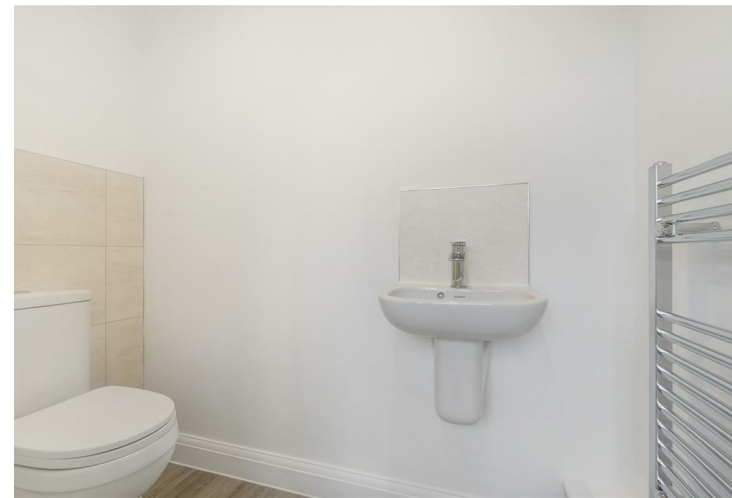
Beautifully fitted with a modern range of handleless wall and base units with worksurfaces over and upstand for splashback. Inset one and a half sink with drainer and mixer tap. Fitted electric oven with hob and extractor over. Integrated fridge freezer, washing machine and dishwasher. Quality breakfast bar with additional base storage units. Ceiling spotlights, wine rack, smoke alarm, radiator and door to the Cloakroom. Concealed combination boiler. UPVC double glazed window and door to the rear garden.



### Cloakroom



Fitted with a white suite comprising: Low level close coupled wc and pedestal wash hand basin. Chrome heated towel rail and extractor fan.



### First Floor Landing



Access to the insulated loft. Smoke alarm, ceiling spotlights and doors to all Bedrooms and Bathroom.

### Bedroom 1

11'25" x 11'10" (3.35m x 3.61m)



UPVC double glazed window to the front. Radiator. Multiple double socket points.

### Bedroom 2

11'10" x 8'60" (3.61m x 2.44m )



UPVC double glazed window to the rear. Radiator. Multiple double socket points.

### Bedroom 3

8'06" narrowing to 5'5" x 8'00" (2.59m narrowing to 1.65m" x 2.44m)



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

### Bathroom

7'08" x 5'05" (2.34m x 1.65m)



Fitted with a smart white suite comprising; Panelled bath with thermostatically controlled shower over, additional shower attachment and glass screen, Low level close coupled wc and vanity unit with inset wash hand basin. Generously tiled, ceiling spotlights, chrome heated towel rail and 2 UPVC double glazed windows to the rear.