

Rear Garden



Front Garden

Tarmac driveway provides off road parking for numerous vehicles. A generous area laid to gravel for ease of maintenance part enclosed by hedging.

Garage

Accessed via an up and over door. Light and power connected. Pedestrian door.

A beautiful garden, enclosed by timber panel fencing, consisting of 2 main areas. Firstly, this private and sunny rear garden benefits from an attractive paved patio laid with Indian Sandstone tiles immediately off the property and an area laid to lawn with a generous range of colourful plants and flowers. A partitioned area, accessed via a timber gate leads you to the next area which is dedicated to vegetable growing with raised decked vegetable beds. Outside cold water tap. 2 x electrical points.

Approximate Gross Internal Area = 118.8 sq m / 1279 sq ft



For illustrative purposes only. Not to scale. ID1114011
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: 1173.28 sq ft
Tax Band: C



Local Authority: North Somerset

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Gino's Estate Agents



4 Causeway View, Nailsea, North Somerset, BS48 2XG

£395,000

A most delightful & immaculately presented, 2 DOUBLE BEDROOM (although built as a 3 Bedroom) 2 BATHROOM semi detached chalet style family house that stands in a very popular avenue, adjoining open countryside and enjoying picturesque views towards Cadbury Camp and Tickenham Hill. This lovely home has been extended and updated in recent years to now offer a modern and contemporary theme throughout with an L Shaped Kitchen/Dining Room, superb Conservatory addition with mains underfloor heating, a glorious rear garden and large frontage with space for numerous vehicles. In brief, the layout comprises: Entrance Hall, Cloakroom, Lounge, L Shaped Kitchen/Dining Room, Study and Conservatory. On the first floor there are 2 Bedrooms and 2 Shower Rooms whilst externally there are gardens to the rear and front along with a garage and driveway parking. EPC rating - D

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Ground Floor

Entrance Hall



Entered via a double glazed composite door. Stairs ascending to the first floor accommodation with useful understairs storage cupboard. Radiator, telephone point, smoke alarm and LVT flooring which runs through into the Kitchen/Dining Room and Study. Additional UPVC double glazed window to the front.

Cloakroom

Fitted with a white suite comprising: Low level close coupled wc and vanity unit with inset wash hand basin. Heated towel rail, tiled flooring, ceiling coving and UPVC double glazed window to the front.

Lounge

12'58 x 11'22 (3.66m x 3.35m)



UPVC double glazed picture window to the front. Attractive feature gas fire with stone surround and hearth. TV point.

L Shaped Kitchen/Dining Room



A beautiful space!

Kitchen Area

20'38 x 8'71 (6.10m x 2.44m)



Gloriously re-fitted with a modern range of handleless wall and base with roll edge worksurfaces and upstand & tiles for splashback. Inset one and a half sink with drainer, mixer tap and waste disposal unit. Fitted electric oven, microwave, induction hob and extractor over. Integrated fridge freezer, washing machine and dishwasher. Larder cupboard, vertical radiator and ceiling spotlights. UPVC double glazed window to the Conservatory and double glazed composite door to the side.

Dining Area

9'99 x 8'37 (2.74m x 2.44m)



Space for a large table. Vertical radiator. Double doors into the Study/2nd Sitting Room and concertina doors to the Conservatory.

Study/2nd Sitting Room



A versatile room which has previously been used a ground floor Bedroom but would make an ideal Study area. Radiator, ceiling coving and TV point.

Conservatory

17'12 x 11'45 (5.18m x 3.35m)



What a stunning addition to the property! Of UPVC double glazed construction with dwarf walls, Pilkington self cleaning roof, remote controlled ceiling blinds and mains underfloor heating. Porcelanosa flooring. French doors to the rear garden.

First Floor Landing

UPVC double glazed window to the side. Doors to all both Bedrooms and Shower Room. Cupboard housing the combination boiler. Smoke alarm. Access to the loft via a pull-down ladder.

Bedroom 1

12'7" x 9'05 (to wardrobe fronts)" (3.84m" x 2.87m (to wardrobe fronts)")



UPVC double glazed window to the front. A generous range of fitted wardrobes providing ample storage space. Radiator. Door to the En Suite Shower Room.



En Suite Shower Room

8'9" x 6'4" (2.67m" x 1.93m")



Originally the third Bedroom, this glorious room En Suite is fitted with a modern white suite comprising: Large walk-in shower with thermostatically controlled shower over. Low level close coupled wc and large vanity unit with free-standing wash hand basin. Fully tiled walls and flooring. Heated towel rail, ceiling spotlights, extractor fan and UPVC double glazed window to the front.

Bedroom 2

11'2" x 9'7" (3.40m" x 2.92m")



UPVC double glazed window to the rear with a lovely outlook. Radiator.

Shower Room

7'11" x 5'5" (2.41m" x 1.65m")



Fully tiled and fitted with a modern white suite comprising: Walk-in shower with thermostatically controlled shower and additional shower over. Low level close coupled wc and vanity unit with inset wash hand basin. Heated towel rail, ceiling spotlights, extractor fan, shaver point and UPVC double glazed window to the rear.