

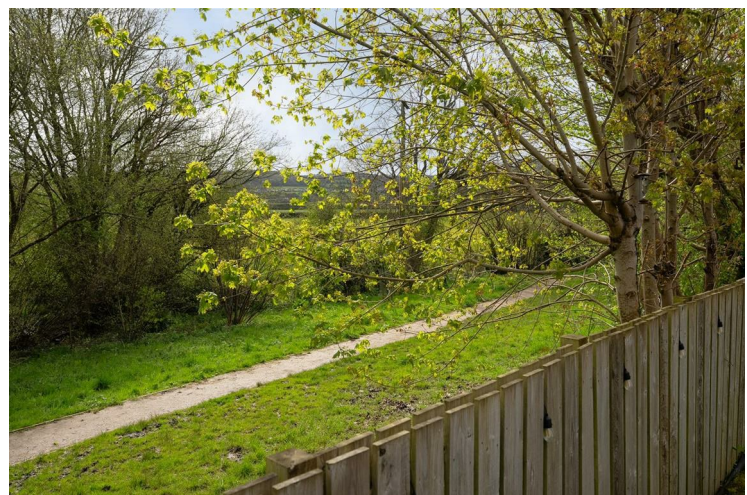


Gino's Estate Agents

Front Garden

Driveway parking for several cars. Large lawned garden with mature trees. Enclosed by timber fenced panelling and mature hedge borders. The property is also pre-wired for an electric car charger

Outlook



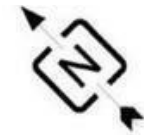
Garage

Accessed via an electric roller door. Light and power connected. Large boarded loft with pull down ladder. Space and plumbing for an automatic washing machine and tumble drier. Wall mounted combination boiler. Pedestrian door to the rear garden. EV charger.

Aerial photo



Approximate Gross Internal Area 84.60 sq m / 910.70 sq ft
Garage Area 17.0 sq m / 183.30 sq ft
Total Area 101.60 sq m / 1094.0 sq ft



Ground Floor

First Floor

This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.

Tenure: Freehold
Floor area: 910.00 sq ft
Tax Band: D



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.



9 St. Austell Close, Nailsea, North Somerset, BS48 2US

£447,000

A beautifully presented 3 Bedroom detached family home situated at the end of a quiet and sought after cul de sac adjoining parkland. This spacious home is located just a short distance from the excellent schools, train station in Backwell and the property itself sits on a generous sized plot with potential to extend subject to the relevant planning permissions required. Boasting beautiful presented, light and airy accommodation throughout, in brief, the UPVC double glazed and gas central heated property briefly comprises: Entrance Hall, Cloakroom, Sitting Room and Kitchen/Dining Room. The first floor offers 3 Bedrooms and a Family Bathroom whilst externally there are Gardens to the front and rear along with an integral garage and driveway. EPC rating - C.

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Ground Floor

Entrance Hall



Entered via a double glazed door. Stairs ascending to the first floor accommodation with useful storage space beneath. With engineered oak flooring, radiator, LED ceiling downlighters and doors to the Cloakroom, Kitchen/Dining Room and Sitting Room.

Cloakroom

Fitted with a white suite comprising: Low level wc with concealed cistern and wall mounted wash hand basin with tiled surround. Engineered Oak flooring, LED ceiling downlighters and UPVC double glazed frosted window to the rear.

Lounge

14'11" x 11'9" (4.55m" x 3.58m")



A lovely light dual aspect room benefitting from a UPVC double glazed window to the front and UPVC double glazed sliding patio doors to the rear overlooking the garden. Feature multi-fuel log burning stove with granite hearth, engineered Oak flooring, radiator, TV and telephone point.



Kitchen/Dining Room

20'11" x 10'0" (6.38m" x 3.05m")



What a lovely space!!

Kitchen Area



Beautifully re-fitted with a stunning range of ivory shaker style wall and base units with granite worktops over and matching upstand. Inset one and a half stainless steel sink with drainer and swan mixer tap over. Space for a range cooker, Space for an upright fridge freezer. integrated fridge and dishwasher. Engineered Oak flooring, LED ceiling downlighters and UPVC double glazed window to the front. door to the garage.

Dining Area



Space for a large dining table with chairs. UPVC double glazed window overlooking the front. Radiator, LED ceiling downlighters, engineered Oak flooring and TV point.

First Floor Landing



UPVC double glazed window to the rear with views towards Backwell countryside and common. Doors leading to all Bedrooms and Bathroom.

Bedroom 1

13'3" x 9'2" (4.04m" x 2.79m")



UPVC double glazed window to the front. Radiator. Wardrobes providing useful storage space.

Bedroom 2

12'2" x 8'2" (3.71m" x 2.49m")



UPVC double glazed window to the front. Radiator. Fitted wardrobes. Access to the partially boarded and insulated loft.

Bedroom 3

9'4" x 6'8" (2.84m" x 2.03m")



UPVC double glazed window to the rear. Radiator. Range of fitted wardrobes providing ample storage.

Family Bathroom



Beautifully re-fitted with a white suite comprising: Panelled bath with recently fitted system fed Mira Power shower over. Wall mounted wc with concealed cistern and oversized wash hand basin. Fully tiled walls and flooring. Large fitted mirror, shaver point and UPVC double glazed window to the rear.

Rear Garden



A private, landscaped rear garden with large stone patio areas, level lawned garden with raised flower border and seating area with raised flower beds enclosed by wooden fencing. Built in log store. There is a useful side gate giving access out onto country walks and pathway leading to the front of the property.