



Gino's Estate Agents



Front Garden



Accessed via a 5 bar wooden gate, this generous sized block paved frontage provides off-road parking for numerous vehicles along with a fair-sized lawned area. Side gated access. External power point.

Family Bathroom

8'09 x 6'12 (2.67m x 1.83m)
Generously tiled and fitted with a white suite comprising; Panelled bath with glass screen and thermostatically controlled shower over. Concealed low level wc and wall hung wash hand basin. Heated towel rail. UPVC double glazed window to the rear.

Rear Garden

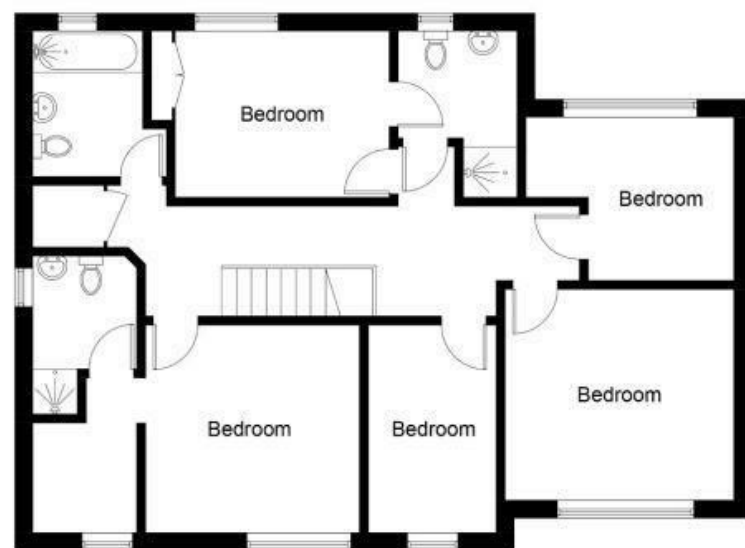


A private and sunny rear garden consisting of a paved patio which spans the full width of the house leading onto the main area which is laid to lawn with established shrubs and trees. Outside cold water tap, shed and side access.

Approximate Gross Internal Area = 207.4 sq m / 2232 sq ft



Ground Floor



First Floor

5 3 3 D

Tenure: Freehold
Floor area: 2232.00 sq ft
Tax Band: F

Local Authority: North Somerset

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18 Harptree Close, Nailsea, North Somerset, BS48 4YT

£715,000

A FANTASTIC location for this most impressive, 5 BEDROOM, 3 BATHROOM family home, located in a popular cul de sac where properties rarely become available. Harptree Close is one of the most aspired to addresses in Nailsea and comprises of 19 high quality detached properties of varying, more individual designs, each set in extensive gardens. There is direct access from the cul de sac to the adjoining parkland of Morgan's Hill and The 'village cricket ground' and The Grove Sports Centre aren't far away. Boasting spacious & versatile, extended accommodation ideal for the growing family to include a 22' Kitchen/Dining Room, the layout comprises: Front Conservatory, Reception Hall, Lounge, Playroom, Kitchen/Dining Room and Cloakroom. On the first floor there are 5 Bedrooms - 2 with En Suite and a Family Bathroom whilst externally there are gardens to the front and rear - the latter being south/west facing along with driveway parking for numerous vehicles. EPC rating - D.

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Front Conservatory
18'37 x 6'53 (5.49m x 1.83m)



Entered via UPVC double glazed French doors. This fabulous addition is of UPVC and dwarf wall construction with self-cleaning glass roof and underfloor heating. Further doors lead you into the Lounge and Entrance Hall.

Entrance Hall



A welcoming Entrance Hall with stairs ascending to the first floor accommodation. Smoke alarm, radiator, wood flooring, radiator and useful storage area.

Lounge
21'25 x 11'52 (6.40m x 3.35m)



A lovely sized Lounge with UPVC double glazed sliding patio doors leading to the rear and UPVC double glazed window to the side. Fantastic multi fuel burning stove with brick surround and tiled hearth. Air conditioning unit, radiator with cover, wood flooring, TV point and ceiling coving.

Study
12'19 x 9'38 (3.66m x 2.74m)



UPVC double glazed window to the rear. Ceiling coving. Radiator.

Kitchen/Dining Room
35'37 x 13'06 (10.67m x 4.11m)



What a brilliant space!

Kitchen Area
18'33 x 13'06 (5.49m x 4.11m)



Fitted with a comprehensive range of wall and base units with granite worksurfaces over. Undermount sink with drainer and mixer tap. Range cooker with extractor over. Space and plumbing for and American style fridge/freezer. Integrated dishwasher. Wine cooler. Generous sized central island with additional base units. Radiator. Tiled flooring which runs into the Dining Area and Utility. UPVC double glazed windows to the front and side.

Dining Area
16'45 x 13'81 (4.88m x 3.96m)



UPVC double glazed French doors and single door to the rear/side. Radiator, ceiling spotlights and understairs storage cupboard.

Utility

Space and plumbing for an washing machine and tumble dryer. Floor standing boiler. UPVC double glazed window to the front.

Cloakroom

Fitted with a white suite comprising: Low level close couple wc and wash hand basin. Radiator.

First Floor Landing

Storage cupboard with radiator. Access to the loft via a hatch. Smoke alarm, ceiling coving and ceiling spotlights.

Main Bedroom
11'54 x 10'21 (3.35m x 3.05m)



UPVC double glazed window to the front. Radiator, built in wardrobe, TV point and opening to the Dressing Area (6'04 x 4'39) which has a UPVC double glazed window to the front and built in wardrobes providing a range of storage units.

En Suite

6'63 (to cubicle front) x 5'26 (1.83m (to cubicle front) x 1.52m) Fully tiled and fitted with a white suite comprising: Shower enclosure with thermostatically controlled shower. Low level close coupled wc and pedestal wash hand basin. Radiator, ceiling spotlights, extractor fan and UPVC double glazed window to the side.

Guest Bedroom
11'91 x 9'21 (3.35m x 2.74m)



UPVC double glazed window to the rear. Built in wardrobe, radiator and door to the Guest Suite.

Guest Suite

6'58 x 6'10 (to cubicle front) (1.83m x 2.08m (to cubicle front)) Fitted with a white suite comprising: Tiled shower cubicle with electric shower over. Concealed low level wc and wash hand basin with storage below. Extractor fan, radiator, ceiling spotlights and UPVC double glazed window to the rear.

Bedroom 3

12'55 x 9'6 (3.66m x 2.90m)



UPVC double glazed window to the front. Radiator. Ceiling coving.

Bedroom 4

9'50 (to wardrobe front) x 6'82 (2.74m (to wardrobe front) x 1.83m)



UPVC double glazed window to the front. Built in wardrobes, radiator and ceiling coving.

Bedroom 5

10'88 x 10'00 max (3.05m x 3.05m max) UPVC double glazed window to the rear. Radiator. Ceiling coving.