

Rear Garden



Fully enclosed by timber panel fencing and hedgerow with side gated access to the green, the south facing garden consists of a paved patio area that extends across the back of the house to the loggia that offers shelter and creates a lovely space for outdoor dining. The remainder of the garden is laid to a level lawn with shaped borders and established hedging. Shed. Outside cold water tap.

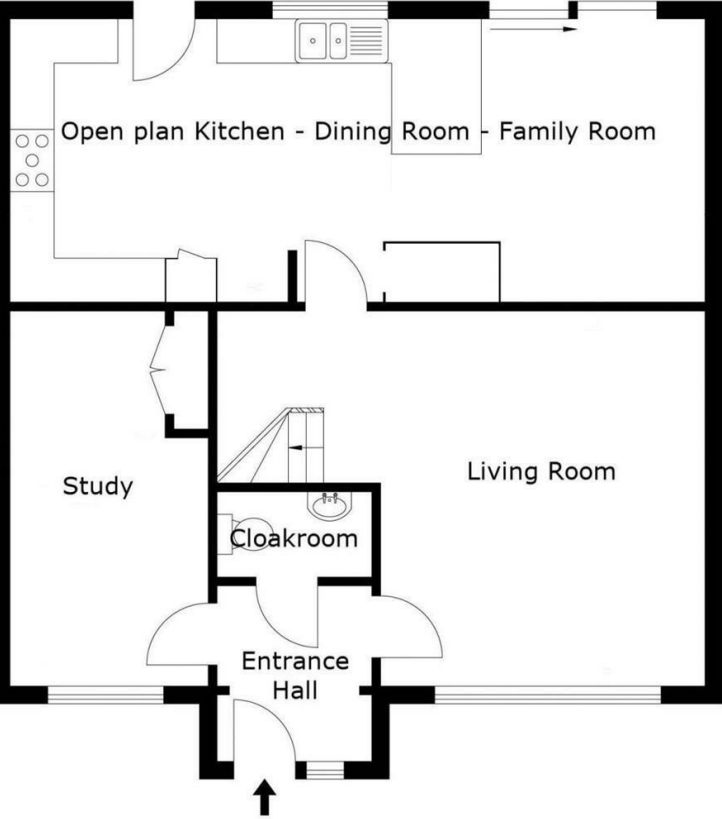


Front Garden

Laid to lawn bounded by a low wall and a series of shrubs. Pathway to the front door.

Garage & Parking

Accessed via an up and over door. Parking for one car in front of the garage.

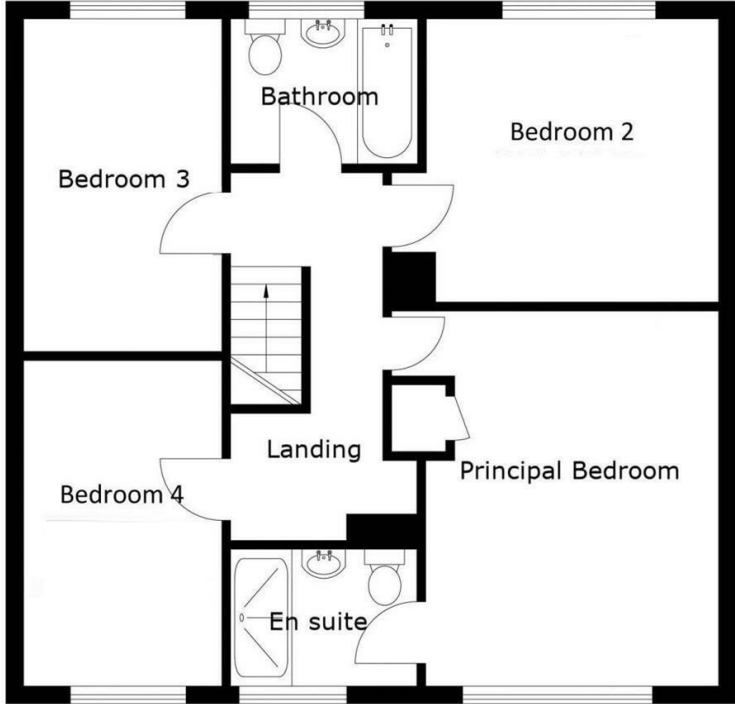


Ground Floor

Tenure: Freehold
Floor area: 1313.00 sq ft
Tax Band: C

Local Authority: North Somerset

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First Floor

4 2 2 C

Gino's Estate Agents



10 Kingston Road, Nailsea, North Somerset, BS48 4RD

£439,995

A well presented and extremely spacious, semi detached family home, boasting 4 Bedrooms with 2 Bathrooms, located in this deservedly favoured cul de sac, within close proximity of Hannah More Infants and The Grove Junior school, local pubs and convenience stores. Offering deceptively spacious and contemporary accommodation arranged over 2 levels and siding onto an open green, this lovely property also benefits from a south facing garden, open plan Kitchen/Dining/Family room and separate Study. In brief, the layout comprises: Entrance Hall, Cloakroom, Study, Lounge, and Kitchen/Dining/Family Room. On the first floor there are an impressive 4 double Bedrooms and 2 Bathrooms whilst externally there is a sunny rear garden and garage. EPC rating - C.

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Ground Floor

Entrance Hall



Entered via a UPVC double glazed door. Doors leading to the Study, Lounge and Cloakroom.

Cloakroom

Fitted with a white suite comprising low level wc and pedestal wash hand basin.

Lounge

18'2" x 13'11" max (5.54m" x 4.24m" max)



UPVC double glazed window to the front. Radiator. Stairs ascending to the first floor landing. Door to the Kitchen/Dining/Family Room. Television point.



Study or Playroom

14'3" x 7'5" (4.34m" x 2.26m")



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

Kitchen/Dining/Family Room

26'7" x 10'6" (8.10m" x 3.20m")



A lovely open plan Kitching/Dining room fitted with a range of wall and base units with hardwood work surfaces and breakfast bar. Inset one and a half sink with mixer tap. Space for a range cooker with extractor over. Space and plumbing for dishwasher, washing machine and American style fridge/freezer. UPVC double glazed window, door and sliding patio doors to the rear. Radiator.



First Floor Landing

Access to the loft. Storage cupboard. Doors leading to all Bedrooms and Family Bathroom.

Main Bedroom

14'0" x 10'10" (4.27m" x 3.30m")



UPVC double glazed window to the front with a lovely outlook as far as Cadbury Camp and Tickenham Hill. Radiator. Door to the En-Suite.

En Suite Shower Room



Fitted with a suite comprising; low level close coupled wc, pedestal wash hand basin and fully tiled, walk in shower with thermostatic shower over. Medicine cabinet. UPVC double glazed window to the front.

Bedroom 2

12'1" x 10'11" (3.68m" x 3.33m")



UPVC double glazed window to the rear. Radiator.

Bedroom 3

12'1" x 7'5" (3.68m" x 2.26m")



UPVC double glazed window to the rear. Radiator.

Bedroom 4

12'1" x 7'5" (3.68m" x 2.26m")



UPVC double glazed window to the front. Radiator.

Family Bathroom

Fitted with a suite comprising; low level close coupled wc, pedestal wash hand basin and panelled bath with thermostatic shower over. Heated towel rail. UPVC double glazed window to the rear.