

## Rear Garden



Fully enclosed by timber panel fencing with secure gated access to the front. Enjoying a great deal of privacy and laid to patio and lawn with floral borders. Timber summer house. Outside light and outside tap.

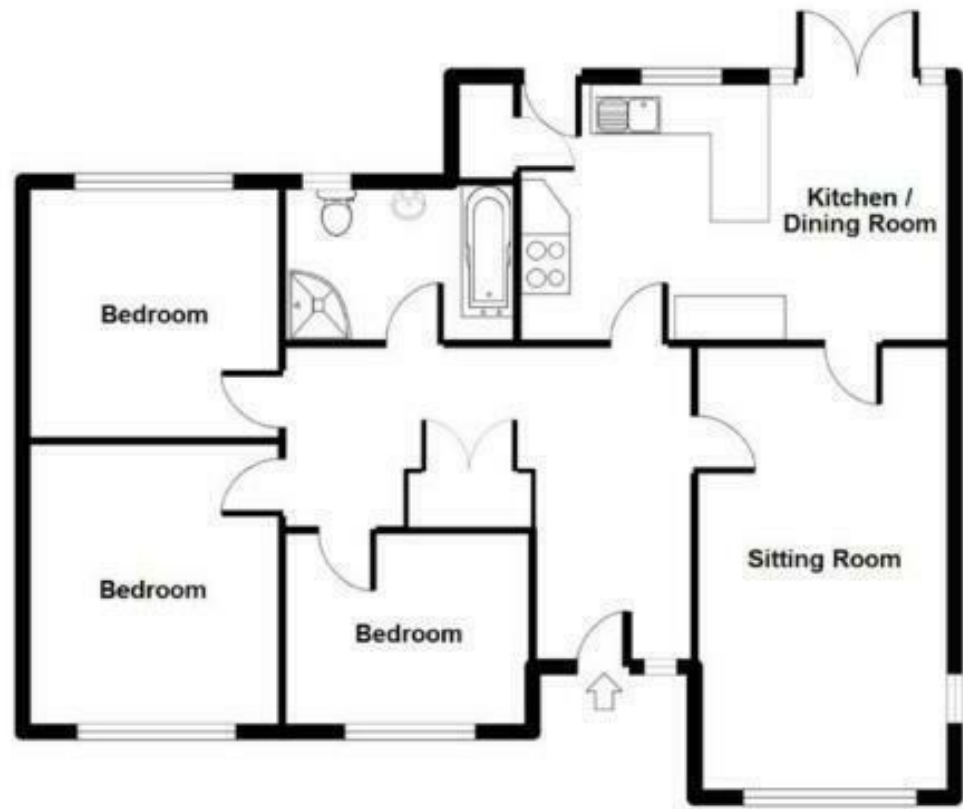
## Front Garden

A generous sized frontage with two driveways, one from Clevedon Road via double gates and the other is a shared driveway with the neighbour. Enclosed by timber panel fencing and natural hedging with Tarmac driveway and turning area, paved patio and artificial lawn with borders. Ample driveway parking and secure access to Rear Garden.

## Garage

Accessed via an up and over door. Water and electric supply. UPVC double glazed window and UPVC double glazed pedestrian door.

APPROX GROSS INTERNAL FLOOR AREA: 937 sq. ft / 87 sq. m



Tenure: Freehold

Floor area: 937.00 sq ft

Tax Band: D

Local Authority: North Somerset

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# Gino's Estate Agents



14 Clevedon Road, Nailsea, North Somerset, BS48 1EH

£385,000

NO ONWARD CHAIN. This generous sized, 3 Bedroom detached bungalow is perfectly located, being just a stones throw away from the town centre, shops, amenities and public transport routes. Ideal for those looking to move quickly and offering both well presented and well planned accommodation whilst sitting on a generous plot with private rear gardens, the light and airy accommodation briefly comprises; Entrance Porch, Entrance Hall, Lounge, Kitchen/Dining Room, 3 Bedrooms and Bathroom with separate shower whilst externally there is ample driveway parking and turning area, a detached garage and private rear garden. EPC rating - D.

### Entrance Porch

Entered via a UPVC double glazed door with glazed side panel. Tiled flooring. A further UPVC double glazed door with matching side panel leads you into the Entrance Hall.

### Entrance Hall



A lovely sized, L shaped Entrance Hall with built in full height double width storage cupboard. Doors to the Lounge, Kitchen/Dining Room, all Bedrooms and Bathroom. Access to the loft.

### Lounge

18'4" x 10'4" (5.59m" x 3.15m")



A light and bright room with Dual aspect UPVC double glazed windows to the front and the side. Radiator, TV point and door to the Dining Area.



### Kitchen/Dining Room

17'8" x 11'3' (5.38m" x 3.43m')



Fitted with a range of wall and base units with square edge work surfaces over. Inset stainless steel sink and drainer with mixer tap and tiled splash backs. Built in electric oven and gas hob with extractor over. Space for fridge/freezer. Utility cupboard housing wall mounted 'Ideal' boiler. Space and plumbing for washing machine. Radiator and tiled floor. UPVC double glazed window and door to the rear. UPVC double glazed door with glazed side panels from the Dining Area to the Rear Garden.



### Bedroom 1

11'9" x 10'3" (3.58m" x 3.12m")



UPVC double glazed window to the front. A range of fitted furniture to include wardrobes and dressing table. Radiator.



### Bedroom 2

11'0" x 10'4" (3.35m" x 3.15m")



UPVC double glazed window to the rear. A range of fitted furniture to include wardrobes and drawers. Radiator.

### Bedroom 3

10'3" x 8'2" (3.12m" x 2.49m")



UPVC double glazed window to the front. Radiator.

### Family Bathroom

8'8" x 6'7" (2.64m" x 2.01m")



Fitted with a white suite comprising; Panelled bath with mixer taps and shower quadrant with thermostatically controlled shower. Low level close coupled wc and pedestal wash hand basin. Radiator, tiled flooring and 2 UPVC double glazed windows to the rear.