



Garage and Parking

The garage is accessed via an electric roller door. Light and power connected. Pedestrian door. A gate at the bottom of the garden opens to the drive that provides off-road parking.

Outlook

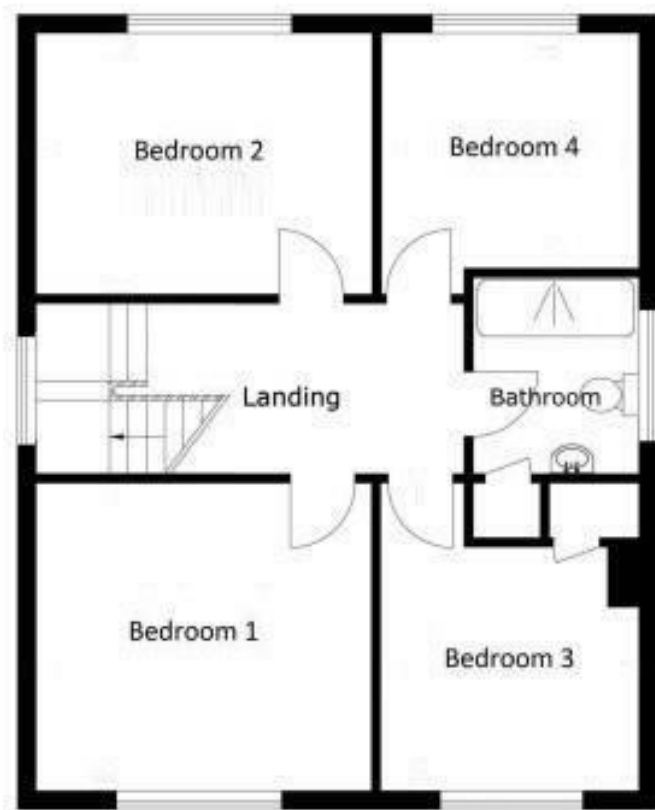


Front Garden

The enclosed front garden is mainly laid to lawn with well tended shaped borders that are stocked with a variety of specimen shrubs and bushes. A garden gate and path lead to the front door and beyond to another gate at the side of the house that opens to the rear garden.



Ground Floor



First Floor



Tenure: Freehold
Floor area: 1071.00 sq ft
Tax Band: D

Local Authority: North Somerset

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Gino's Estate Agents



47 Greenslade Gardens, Nailsea, North Somerset, BS48 2BJ

£435,000

A beautifully presented 4 Bedroom detached family home which has been in the same family since it was built in 1969 located in this quiet setting with no passing traffic. With views over a green to the front and located on the North Western edge of town, close to local schools, transport links and glorious country walks, this well cared for and well balanced home briefly comprises; Entrance Hall, Living Room, Dining Room, Kitchen and Cloakroom. On the first floor there are 4 Bedrooms and a lovely Shower Room whilst externally there are well maintained gardens to both front and rear, a single garage and parking. EPC rating - C.

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Entrance Hall

Accessed via a UPVC double glazed door. Stairs leading to the first floor accommodation with useful understairs storage space. Radiator. Doors to all ground floor rooms. Recess providing space for an upright fridge freezer.

Cloakroom

Fitted with a suite comprising: Low level close coupled wc and wall hung corner wash hand basin. UPVC double glazed window to the side.

Living Room

21'6 x 10'11 (6.55m x 3.33m)



A lovely sized, light room with 2 UPVC double glazed windows to the front and over open parkland. Feature fireplace acting as a focal point with arched alcoves to either side. 2 radiators, ceiling coving and TV point.



Dining Room

11'2 x 9'3 (3.40m x 2.82m)



UPVC double glazed window and door to the rear garden. Radiator. Ceiling coving.

Kitchen

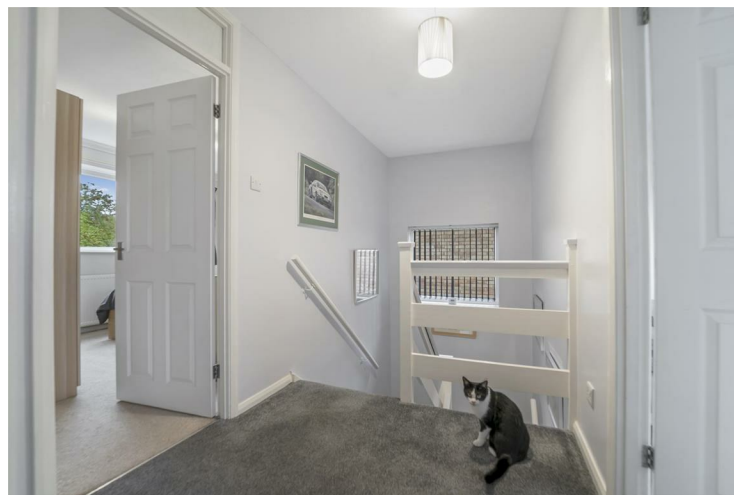
9'11 x 8'7 (3.02m x 2.62m)



Fitted with a range of contemporary-style wall and base units with rolled edge granite effect laminated worksurfaces and over worktop lighting. Inset one and a half stainless steel sink with drainer and mixer tap. Built-in eye-level combination microwave with a fan oven, grill beneath and an inset induction hob with a concealed illuminated cooker hood above. Space and plumbing for an automatic washing machine and dishwasher. UPVC double glazed window and door to the rear garden.



First Floor Landing



Doors to all Bedrooms and Bathroom. Access to the partially boarded and insulated loft via a pull down ladder.

Bedroom 1

12'1 x 11'1 (3.68m x 3.38m)



UPVC double glazed window to the front. Radiator.

Bedroom 2

12'1 x 9'5 (3.68m x 2.87m)



UPVC double glazed window to the rear. Radiator.

Bedroom 3

11'1 x 9'2 (3.38m x 2.79m)



UPVC double glazed window to the front. Radiator. Storage cupboard.

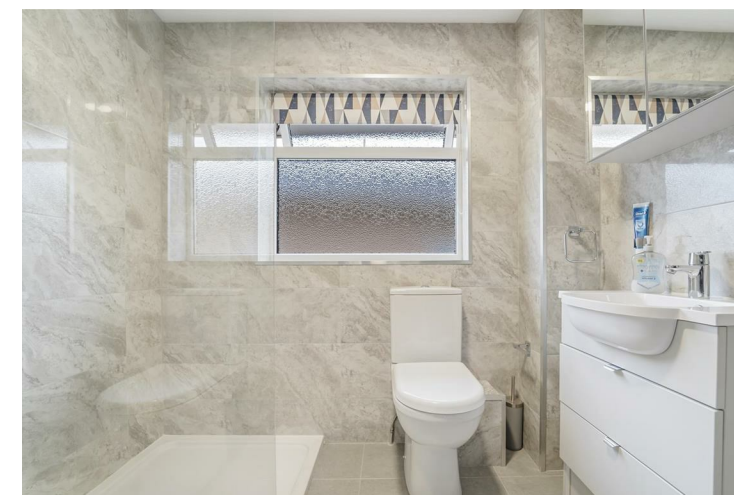
Bedroom 4

9'3 x 7'10 (2.82m x 2.39m)



UPVC double glazed window to the rear. Radiator.

Shower Room



Fully tiled and beautifully re-fitted with a modern white suite comprising: Walk-in shower enclosure with a rain head and thermostatically controlled shower. Low level close coupled wc and vanity unit with inset wash basin with storage drawers beneath. Heated towel radiator. Airing cupboard housing the combination boiler. UPVC double glazed window to the side.

Rear Garden



The immaculately presented rear garden is a particular feature of the property. Fully enclosed by timber panel fencing and mainly laid to lawn whilst also comprising of a small ornamental pond, paved and gravelled patio areas and shaped borders planted with a wide variety of flowers and shrubs. There is a greenhouse hidden away to one side of the house and a large timber garden shed with light and power adjoins the garage with through access to a storage area at the rear.