

## Rear Garden



A sunny and private rear garden which is of a considerable size. Firstly consisting of an attractive paved pathway immediately off the property, leading onto the main area which is laid to lawn with a variety of established shrubs and hedgerow. Enclosed by timber panel fencing with side gated access. Outside cold water tap. Pedestrian door to the garage.

## Front Garden

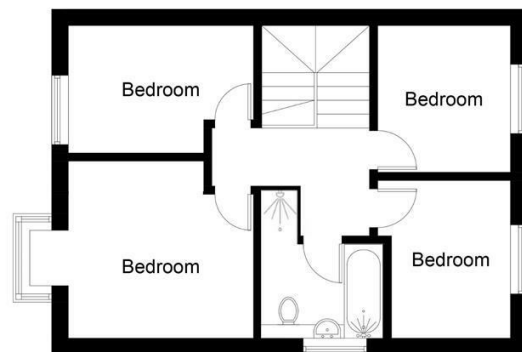
A long Tarmacadam driveway provides off-road parking and leads to the garage. There is also a small lawned area. Side access.

## Garage

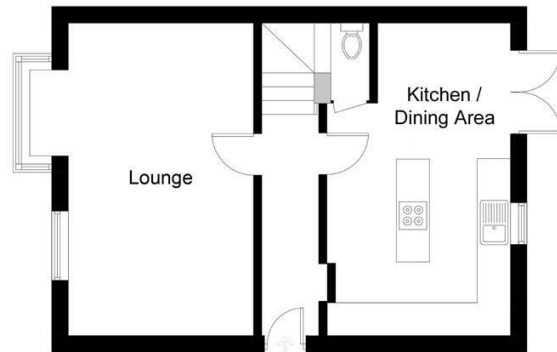
Accessed via an up and over door. Light and power connected. Loft storage space. Pedestrian door to the side.

## 18 Shetland Way

Approximate Gross Internal Area = 92.4 sq m / 994 sq ft



First Floor



Ground Floor

For illustrative purposes only. Not to scale. ID984395  
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
Floor Plan Produced by EPC Provision

**Tenure:** Freehold

**Floor area:** 1011.00 sq ft

**Tax Band:** D

**Local Authority:** North Somerset

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# Gino's Estate Agents

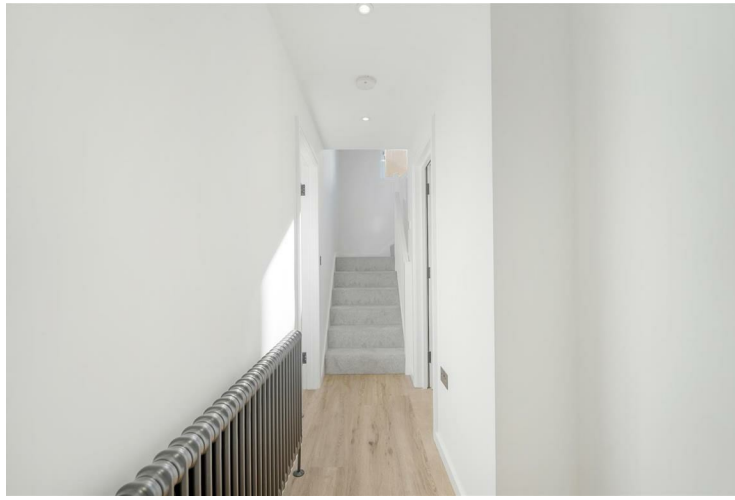


**18 Shetland Way, Nailsea, North Somerset, BS48 2UW**

**£482,500**

**NO ONWARD CHAIN.** Having undergone a substantial schedule of works, this beautifully renovated and updated 4 Bedroom detached family home offers light, airy and spacious accommodation and is ideal for those looking for a property they can simply move straight into. Boasting a southerly facing, good sized rear garden and benefitting from a new Kitchen, a new Bathroom, whilst re-wired & re-plumbed, this lovely property is located on southern edge of the favoured Trendlewood area, with excellent access to the Train Station, schools and open countryside nearby. In brief, the layout comprises: Entrance Hall, Cloakroom, Lounge and Kitchen/Dining Room. Upstairs there are 4 Bedrooms and a Family Bathroom whilst externally there are gardens to the front and rear along with a garage and driveway parking. EPC rating - D.

### Entrance Hall



Entered via a aluminium composite double glazed door. Clever recess area for coat and shoe storage. Stairs ascending to the first-floor accommodation. Radiator, ceiling spotlights, LVT flooring and consumer unit. Doors to the Lounge and Kitchen/Dining Room.

### Lounge

18'7" x 11'0" (5.66m" x 3.35m")



A generous sized room with UPVC double-glazed walk-in bay window and additional window to the front aspect affording plenty of natural light. Media wall with stylish electric fire beneath. Radiator, TV Point and LVT flooring.



### Kitchen/Dining Room

18'7" x 8'0" (5.66m" x 2.44m")



A lovely open plan space.

### Kitchen Area



Beautifully re-fitted with a modern range of wall and base units with slimline worksurfaces and tiling to splashback. Inset one and a half sink with drainer and mixer tap. Central island with fitted electric oven, electric hob and extractor over as well as additional base units. Integrated fridge/freezer, washing machine and dishwasher. Ceiling spotlights. LVT flooring which runs through into the Dining Area. UPVC double glazed window to the rear.

### Dining Area



The Dining area benefits from double glazed French doors to the rear garden. Space for a dining table. Radiator, ceiling spotlights and door to the Cloakroom.

### Cloakroom

Fitted with a white suite comprising: Concealed low level close coupled wc with inset wash hand basin. Extractor fan and ceiling spotlights.

### First Floor Landing

Doors to all Bedroom and Bathroom. Access to the partially boarded loft via a pull-down ladder. UPVC double glazed window to the side on the half landing.

### Bedroom 1

11'2" x 10'6" (3.40m" x 3.20m")



UPVC double glazed window to the front. Radiator.

### Bedroom 2

8'9" x 8'2" (2.67m" x 2.49m")



UPVC double glazed window to the rear. Radiator.

### Bedroom 3

11'1" x 8'0" (3.38m" x 2.44m")



UPVC double glazed window to the front. Radiator.

### Bedroom 4

9'8" x 7'0" (2.95m" x 2.13m")



UPVC double glazed window to the rear. Radiator.

### Family Bathroom



Fully tiled and brilliantly fitted with a smart white suite comprising; Panelled bath with mixer taps. Walk-in shower with thermostatically controlled shower and additional shower attachment. Low level close coupled wc and vanity unit with inset wash hand basin and storage beneath. Chrome heated towel rail, ceiling spotlights, extractor fan and UPVC double glazed obscured window to the side.

