

Rear Garden



Front Garden

The front garden has been designed to provide both easy maintenance and additional parking space. It is laid predominantly to tarmac. Side access.

The rear garden is a particular feature of the property, as not only is it a considerable size but surprisingly very private. It consists firstly of a large paved patio area behind the house. An attractive dry stone wall separates this from the main area of garden, which is laid to lawn and is enclosed by hedging, fencing and a plethora of established shrubs and trees. Small wildlife pond. Side access path. Outside 'small garage' shed.

Approximate Gross Internal Area = 164.7 sq m / 1773 sq ft

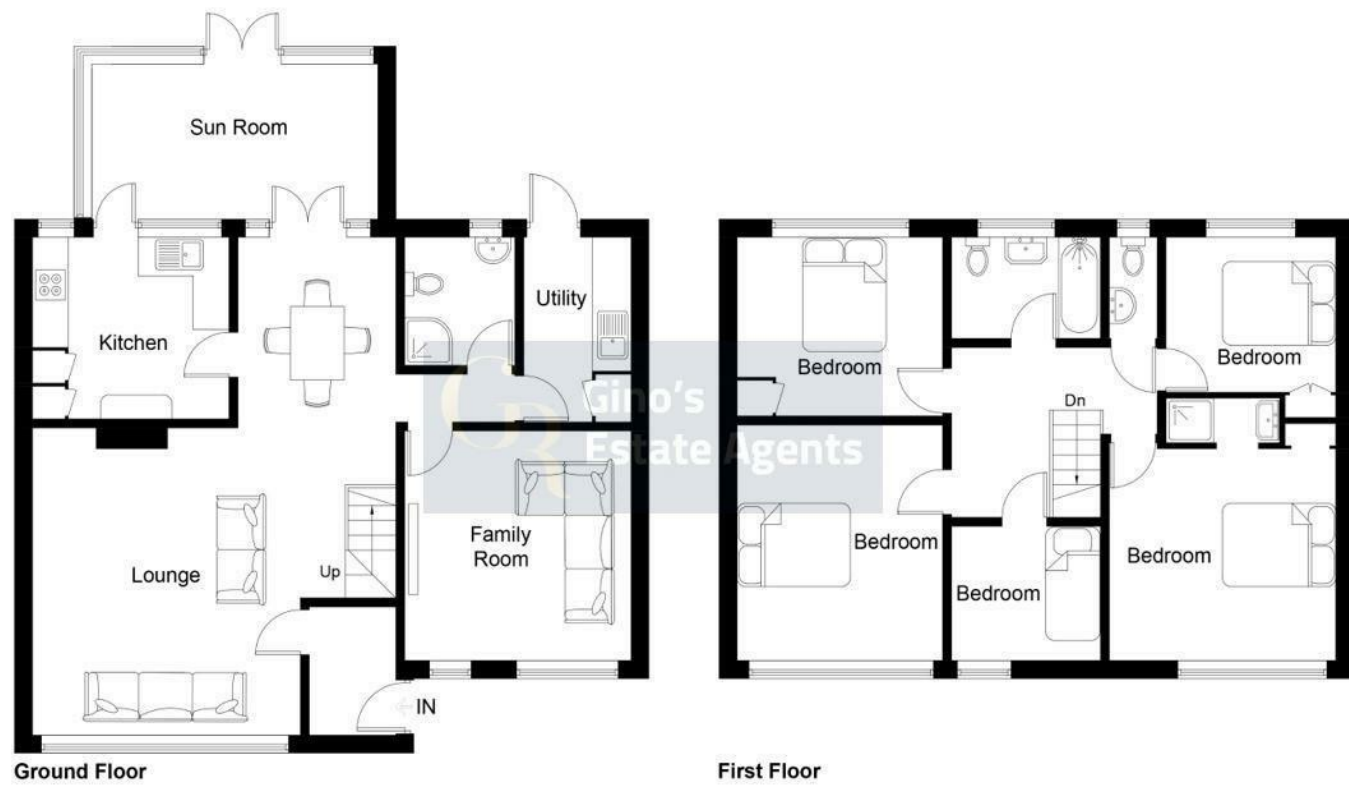


Illustration for identification purposes only, measurements are approximate, not to scale. (ID829530)

Tenure: Freehold
Floor area: 1773.00 sq ft
Tax Band: E



Local Authority: North Somerset

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Gino's Estate Agents



14 Orchard Road, Nailsea, North Somerset, BS48 2EA

£495,000

A delightfully spacious and extended 5 BEDROOM - 3 RECEPTION ROOM detached family home, located on this quiet and established, non estate road to the West of the Centre, boasting an abundance of space, both inside and out. This lovely home boasts a generous sized rear garden perfect for garden lovers and a 12' x 12' Family Room which would make a perfect Study for those working from home and in brief, the bright and airy accommodation comprises; Entrance Hall, open plan Lounge/Dining Room, Kitchen, Sun Room, Family Room, Shower Room and Utility Room. On the first floor there are 5 Bedrooms, En-Suite Shower, family Bathroom and separate WC whilst externally the frontage provides driveway parking for 2 cars whilst to the rear there is a larger than average & private rear garden. EPC rating - C.

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Entrance Hall

Entered via a double glazed composite door. With Parquet flooring which leads through into the Lounge/Dining Room. Ceiling coving. Door to the Lounge/Dining Room.

Lounge/Dining Room

19'10" into stair recess x 20'0" max (6.05m into stair recess x 6.10m max)



A lovely sized light room with UPVC double glazed picture window to the front. Multi-fuel burning stove with Bermuda cedar wood mantle over cupboard. 2 radiators, ceiling coving, thermostat for the central heating and TV point. Doors leading to the Sun Room and Kitchen.



Kitchen/Breakfast Room

10'9" x 9'10" (3.30m x 3.00m)



Fitted with a modern range of wall and base units with worksurfaces over and upstand. Inset sink with drainer and mixer tap. Water softener. Fitted electric oven with 4 ring gas hob and stainless steel extractor over.

Intergrated fridge freezer and dishwasher. Useful Breakfast bar, tiled flooring and UPVC double glazed window and door to the rear.

Sun Room

14'11" x 8'0" (4.57m x 2.44m)



A useful addition to the property of UPVC double glazed construction. Tiled flooring, radiator and UPVC double glazed French doors to the rear garden.

Family Room

12'4" x 12'3" (3.76m" x 3.73m")



What a fabulous sized room which would make an ideal Study or 2nd Sitting Room. UPVC double glazed windows to the front. Ceiling spotlights, TV point, radiator and laminate flooring.

Shower Room

6'9" x 6'1" (2.06m" x 1.85m")

Fitted with a white suite comprising; Shower quadrant with electric shower over. Low level close coupled wc and vanity unit with inset sink and storage below. Extractor fan, ceiling spotlights, heated towel rail and UPVC double glazed window to the rear.

Utility

9'9" x 5'9" (2.97m" x 1.75m")

Space and plumbing for an washing machine and tumble drier. Inset stainless steel sink with drainer and mixer tap. Storage cupboard, radiator and UPVC double glazed door to the rear.

First Floor Landing

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

Bedroom 1

12'7" max x 10'7" (3.86m max x 3.25m)



UPVC double glazed window to the front. 2 built-in storage cupboard. Radiator.

En Suite

Fitted with a suite comprising; Fully tiled shower cubicle with thermostatic shower over. Vanity until with inset sink. Extractor fan and chrome heated towel rail.

Bedroom 2

12'4" x 11'3" (3.78m x 3.45m)



UPVC double glazed window to the front. Radiator.

Bedroom 3

11'3" x 9'10" (3.45m x 3.00m)



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

Bedroom 4

9'6" x 8'7" (2.90m x 2.62m)



UPVC double glazed window to the rear. Storage cupboard, radiator and ceiling spotlights.

Bedroom 5

8'2" x 7'4" (2.49m x 2.24m)

UPVC double glazed window to the front. Built in bed.

Family Bathroom



Fitted with a smart white suite comprising; Panelled bath with thermostatically controlled shower over. Low level close coupled wc and vanity unit with inset sink. Chrome heated towel rail. UPVC double glazed window to the rear.

WC



Fitted with a smart white suite comprising: Low level close coupled wc and vanity unit with inset sink. Ceiling spotlight. UPVC double glazed window to the rear.