

storage below. Chrome heated towel rail. UPVC double glazed window to the rear.

Rear Garden



The rear garden comprises of a patio area immediately off the property leading onto the main area which is laid to a level lawn, enclosed by timber fencing and a selection of productive fruit trees and a Beech hedge. There is also a sheltered patio that links the house to the open Garden Room that is a fantastic feature. Side access.



Front Garden

A gravelled frontage designed for ease of maintenance and additional parking space. Pathway to front door. Outside light and side gate to the rear garden. There is also a block paved driveway in front of the garage for 2 cars.

Double Garage

16'7 x 15'4 (5.05m x 4.67m)
 Accessed via a remote controlled electric door. Light and power connected. Loft storage space. Pedestrian door to the rear garden.

Gino's Estate Agents



Tenure: Freehold
Floor area: 1657.00 sq ft
Tax Band: F



Local Authority: North Somerset
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1 The Oaks, Nailsea, North Somerset, BS48 1AZ

£735,000

A beautifully presented & rather impressive, 4 BEDROOM, 3 RECEPTION ROOM and 3 BATHROOM family home, located in this exclusive cul de sac, being one of just five houses. The property has been lovingly updated and extended over recent years to now boast top of the range fixtures and fittings which include a new Kitchen, windows, central heating to name just a few. This individual design The property was originally built in the mid 1990's by a respected developer and is perfectly situated as Nailsea town centre and the excellent schools are just a short walk away. In brief, the layout comprises: Reception Hall, Cloakroom, Lounge, Dining Room, Garden Room, Kitchen/Breakfast Room, Utility Room & Study. On the first floor there are 4 Bedrooms and 2 Bathrooms whilst externally there are gardens to the front and rear along with a double garage and driveway parking. EPC rating - C.

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Reception Hall



Entered via a UPVC double glazed door. Stairs ascending to the first floor accommodation with useful storage cupboards below. Karndean flooring which runs through most of the ground floor. Radiator, ceiling coving and thermostat for the central heating.

Cloakroom

Fitted with a modern white suite comprising: Low level close coupled wc and wall hung wash hand basin. Generously tiled walls. Radiator. Window to the front.

Lounge

16'9" x 12'0" (5.11m" x 3.66m")



UPVC double glazed window to front and additional side window. Feature fireplace with inset log burning stove acting as a focal point. Ceiling coving, radiator, TV point and double doors leading to the Dining Room.

Dining Room

12'0" x 9'10" (3.66m" x 3.00m")



Space for a large table. Opening to the Garden Room.

Garden Room

14'2 x 13'7 (4.32m x 4.14m)



What a fabulous addition to the property! A stunning dual aspect room flooded with natural light helped via a roof lantern and bi-folding doors to the rear garden. Radiator. Ceiling coving.

Kitchen/Breakfast Room

18'2 x 12'9 (5.54m x 3.89m)



Beautifully re-fitted with a comprehensive range of wall and base units with worksurfaces over and undermount sink. Fitted double electric oven with gas hob and extractor over. Integrated fridge freezer and dishwasher. Wine cooler. UPVC double glazed windows to the rear and side.

Utility Room

6'1 x 5'6 (1.85m x 1.68m)

Fitted with a range of wall and base units with inset stainless steel sink with drainer and mixer tap. Space and plumbing for an automatic washing machine and tumble dryer. Concealed wall mounted boiler. Radiator. UPVC double glazed window to the rear.

Study

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

UPVC double glazed window to the front. Radiator. Ceiling coving.

First Floor Landing

Doors to all Bedrooms and Bathroom. Airing cupboard.

Main Bedroom

13'8 x 12'0 (4.17m x 3.66m)



UPVC double glazed window to the front. Radiator. Storage cupboard. Door to the En Suite.

Dressing Area



A fantastic area providing plenty of storage space for clothes.

En Suite



Fitted with a smart white suite comprising: Tiled walk-shower enclosure with glass screen and thermostatically controlled shower over. Concealed low level wc and wash hand basin with storage below. Chrome heated towel rail. UPVC double glazed window to the rear.

Guest Bedroom

11'7 x 9'10 (3.53m x 3.00m)



UPVC double glazed window to the front. Radiator. Door to the En Suite.

Guest Suite

Fitted with a smart white suite comprising: Shower quadrant with electric shower over. Concealed low level wc and vanity unit with inset wash hand basin. Chrome heated towel rail. UPVC double glazed window to the front.

Bedroom 3

12'8 x 8'7 (3.86m x 2.62m)



UPVC double glazed window to the rear. Radiator.

Bedroom 4

9'5 x 7'1 (2.87m x 2.16m)

UPVC double glazed window to the rear. Radiator.

Family Bathroom



Fitted with a smart white suite comprising: Panelled bath with thermostatically controlled shower over. Concealed low level wc and wash hand basin with