

Family Bathroom



A generous sized Bathroom, fully tiled and fitted with a white suite comprising: Walk-in shower enclosure with thermostatically controlled shower over. Corner bath with hand held shower attachment. Concealed low level wc and wash hand basin with storage below. Tiled flooring, chrome heated towel rail and UPVC double glazed window to the rear.

Rear Garden



Fully enclosed by timber panel fencing, the rear garden has been designed for ease of maintenance. Immediately off the house is a paved patio with steps rising to the second area which is laid to artificial lawn followed by a second patio at the rear of the garden. The garden is well stocked with an array of established shrubs and small trees and has side access.

Front Garden

A generous gravelled area provides parking for numerous vehicles with access to the garage. Part enclosed by dwarf walling.

Garage

Accessed via an electric roller door. Light and power connected.

Approximate Gross Internal Area = 143.2 sq m / 1541 sq ft
(Including Garage)



Ground Floor

First Floor

For illustrative purposes only. Not to scale. ID1126664
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: 1541.00 sq ft

Tax Band: E

Local Authority: North Somerset

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21A Clevedon Road, Tickenham, North Somerset, BS21 6RA

£535,000

This particularly spacious 4 Bedroom - 2 Bathroom family home is one half of two one off-builds, built in 1989 that has been well maintained throughout and is located within the popular village of Tickenham, within striking distance of both Clevedon and Nailsea town centres. Set within this semi rural and sought-after village, with its excellent transport links to Bristol and the M5, the UPVC double glazed & gas central heated property briefly comprises: Entrance Hall, Lounge, Dining Room, Kitchen/Breakfast Room and Cloakroom. On the first floor there are 4 Bedrooms with the main Bedroom boasting an En Suite, a large Family Bathroom whilst externally there is a pleasant rear garden, a frontage providing off-road parking for 4 cars and a single garage. EPC rating - C.

Entrance Hall



Entered via a UPVC double glazed with glazed side panel. Stairs ascending to the first floor accommodation with cleverly built understairs storage cupboards. Radiator with cover, ceiling coving and Karndean flooring which runs through into the Dining Room & Kitchen/Breakfast Room.

Lounge

175" x 110" (5.31m x 3.35m")



A light, dual aspect room with UPVC double glazed windows to the front and side. Inset electric fire with stone surround and hearth. TV point, ceiling coving and radiator. Glazed double doors open to the Dining Room.



Dining Room

115" x 110" (3.48m x 3.35m")



UPVC double glazed French doors to the rear garden. Radiator, ceiling coving and door to the Kitchen/Breakfast Room.

Kitchen/Breakfast Room

164" x 128" max (4.98m x 3.86m max)



Fitted with a comprehensive range of wall and base units with worksurfaces over and tiling for splashback. Inset one and a half stainless steel sink with drainer and mixer tap. Free-standing cooker with extractor hood over. Space and plumbing for an upright fridge freezer, automatic washing machine and dishwasher. Space for a table, TV point and radiator. 2 UPVC double glazed windows and door to the rear garden.



Cloakroom

Fitted with a white suite comprising: Low level close coupled wc and wall mounted wash hand basin. Extractor fan.

First Floor Landing

Access to the partially boarded loft. Cupboard housing the combination boiler. Radiator. Doors to all Bedrooms and Family Bathroom.

Main Bedroom

127" x 101" (3.84m x 3.07m")



UPVC double glazed window to the rear. Built-in double wardrobe. Radiator, ceiling coving, TV point and door to the En Suite.



En Suite Shower Room



Fully tiled and beautifully fitted with a modern white suite comprising: Walk-in shower enclosure glass screen, thermostatically controlled shower and additional shower head over. Low level close coupled wc and vanity unit with inset wash hand basin. Radiator. UPVC double glazed window to the rear.

Bedroom 2

13'11" x 10'1" (4.24m x 3.07m")



UPVC double glazed window to the front with a lovely outlook. Radiator. Ceiling coving.

Bedroom 3

10'7" x 9'8" (3.23m x 2.95m")



UPVC double glazed window to the front. Built-in double wardrobe. Radiator. Ceiling coving.

Bedroom 4

8'7" x 6'9" (2.62m x 2.06m")

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