

Side & Rear Garden



The side garden is laid to patio and this leads round to the rear where there is further garden area and a door to the garage. There are gates that lead you to the front garden and to the driveway in front of the garage.

Front Garden



A generous area which is laid to lawn, part enclosed by walling and a paved pathway to the front door. Side access.

**Double Garage**

Accessed via 2 up and over doors. Pedestrian door.

Approximate Gross Internal Area = 85.7 sq m / 922 sq ft



Ground Floor

First Floor

For illustrative purposes only. Not to scale. ID1132166  
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:** 922.00 sq ft  
**Tax Band:** C

**Local Authority:** North Somerset

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



**Ginos Estate Agents**  
Court Barn Church Lane, Tickenham, BS21 6SD  
T. 01275 540 176 | sales@ginosproperties.co.uk  
ginosproperties.co.uk



# Gino's Estate Agents



**15 Greenslade Gardens, Nailsea, North Somerset, BS48 2BJ**

**£385,000**

A particularly spacious and much improved, 3 Bedroom detached family home which has been in the family for 40 years, occupying a much favoured position in this popular area on the Western fringes of the town. This lovely property benefits from a generous sized corner plot along with a DETACHED DOUBLE GARAGE and is situated only a stones throw from a designated area of green space which is ideal for children to play in. In brief, the UPVC double glazed and gas central heated property accommodation comprises: Entrance Hall, Lounge and Kitchen/Dining Room. On the first floor there are 3 good sized Bedrooms and a modern Bathroom, whilst externally you will find gardens to the front, side and rear along with a double garage with driveway parking. EPC rating - C.

Entrance Hall



Entered via a UPVC double glazed door. Stairs ascending to the first floor accommodation with useful storage cupboard under. Doors to the Cloakroom, Lounge & Kitchen/Dining Room. Smoke alarm. Radiator.

Cloakroom



Re-fitted with a smart white suite comprising: Concealed low level wc and vanity unit with inset wash hand basin. Radiator, ceiling spotlights and UPVC double glazed window to the front.

Lounge

14'7" x 11'2" (4.45m" x 3.40m")



A light room with a UPVC double glazed window to the front overlooking the large frontage. TV point.



Kitchen/Dining Room

17'9" x 9'7" (5.41m" x 2.92m")



A beautiful open plan room!

Kitchen Area



Fitted with a stunning range of contemporary wall and base units with square edge worksurfaces and tiling to splashback. Inset one and a half composite sink with drainer and mixer tap. Fitted double electric oven with hob and extractor over. Integrated fridge freezer, washing machine and dishwasher. Useful breakfast bar, ceiling spotlights and UPVC double glazed window to the rear.



Dining Area



UPVC double glazed French doors to the rear garden. Space for a table, ceiling spotlights and vertical radiator.

First Floor Landing

UPVC double glazed window to the side. Access to the partially boarded and insulated loft. Cupboard housing the combination boiler.

Bedroom 1

14'8" x 9'8" (4.47m" x 2.95m")



UPVC double glazed window to the front. Radiator.

Bedroom 2

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



UPVC double glazed window to the rear. Radiator.

Bedroom 3

9'9" x 7'7" max (2.97m" x 2.31m" max)



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

Family Bathroom

7'8" x 6'6" max (2.34m" x 1.98m" max)



Beautifully re-fitted with a modern white suite comprising: Panelled bath with glass screen and thermostatically controlled shower and additional shower attachment. Concealed low level wc and wash hand basin with storage below. Chrome heated towel rail, ceiling spotlights and UPVC double glazed window to the rear.