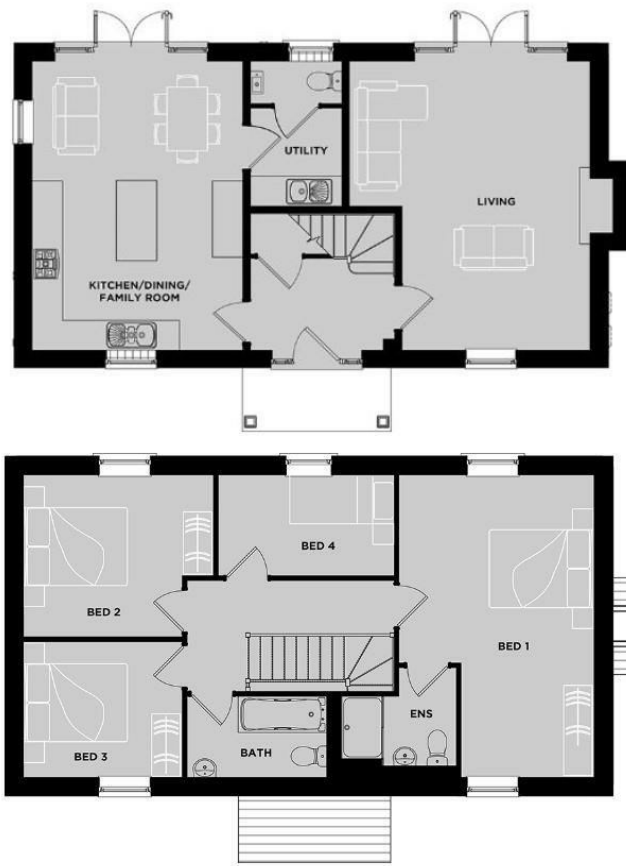


Rear Garden



Fully enclosed by timber panel fencing, the private and sunny rear garden consists of a raised patio directly off of the property with chrome and glass railings with steps leading to the main area of the garden which is laid to lawn. Outside cold water tap, electric points, awning, and side access.



**Tenure:** Freehold  
**Floor area:** 1388.00 sq ft  
**Tax Band:** E



**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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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# Gino's Estate Agents



**1 Paddock Rise, Nailsea, North Somerset, BS48 4AX**

**£645,000**

A charming location and a perfect setting for this almost brand new, 4 Bedroom - 2 Bathroom detached home, built in 2023 to an exacting standard boasting a modern and contemporary feel throughout. Situated in this small development with just 14 properties, you can enjoy a peaceful and private atmosphere with a lovely outlook to the rear whilst the property itself benefits from lovely sized rooms, a south facing garden and is only a short walk from the train station and town centre. In brief, this energy efficient home briefly comprises: Welcoming Entrance Hall, Lounge, Open Plan Kitchen/Dining Room, Utility Room and Cloakroom. On the first floor there are 4 Bedrooms with 2 Bathrooms whilst externally there are easy to maintain gardens along with driveway parking. EPC rating - A.

## Entrance Hall



Entered via a double glazed composite door with glazed side panels. Stairs ascending to the first floor with useful storage underneath. Radiator, LVT flooring and oak doors leading to the Kitchen/Dining Room and Living Room.

## Living Room

19'1" x 15'7" (5.82m x 4.75m)



A lovely sized and light, dual aspect room with UPVC double glazed window to the front and UPVC double glazed French doors to the rear garden. Potential for a log burning stove or electric fire if required. TV point, radiator and smoke alarm.

## Kitchen/Dining Room

19'1" x 13'8" (5.82m x 4.17m)



Beautifully fitted with a modern range of wall and base units

including pan drawers and pull out larder with Quartz worktop. Rangemaster stainless steel 1 and 1/2 sink with drainer and Monorise mixer tap. Integrated double oven and induction hob with glass and stainless steel extractor over with glass splashback. Integrated fridge freezer and dishwasher. Central island with additional storage. Ceiling spotlights, smoke alarm, LVT flooring and radiator. Triple aspect UPVC double glazed French doors & windows leading to the rear garden along with UPVC double glazed windows to the front and side. Oak door to the Utility Room.



## Utility Room

Fitted with a roll edge worktop with upstand. Inset rangemaster stainless steel sink with drainer and mixer tap. Space and plumbing for an automatic washing machine and under counter fridge or freezer. LVT flooring. Oak door to the Cloakroom.

## Cloakroom

Fitted with a white suite comprising: Low level close coupled wc and wall hung wash hand basin. Radiator. UPVC double glazed window to the rear.

## First Floor Landing

Doors to all Bedrooms and Bathroom. Radiator. Velux sun tunnel.

## Bedroom 1

19'1" x 12'4" (5.82m x 3.76m)



A lovely sized, dual aspect room with UPVC double glazed windows to the front and rear. Built in wardrobes. Radiator, TV point and oak door to the En-Suite.

## En Suite



Fitted with a contemporary white suite comprising: Fully tiled walk-in shower with thermostatically controlled shower over. Low level close coupled wc and vanity unit with inset wash hand basin. Heated towel rail, ceiling spotlights and extractor fan. Velux sun tunnel.

## Bedroom 2

12'0" x 10'3" (3.66m x 3.12m)



UPVC double glazed window to the rear. Radiator.

## Bedroom 3

10'1" x 8'7" (3.07m x 2.62m)



UPVC double glazed window to the front. Radiator.

## Bedroom 4

11'1" x 6'4" (3.387 x 1.936m)



UPVC double glazed window to the rear. Radiator.

## Family Bathroom



Generously tiled and fitted with a contemporary white suite comprising: Panelled bath with glass screen and thermostatic shower over. Low level close coupled wc and vanity unit with inset wash hand basin. Chrome heated towel rail. Velux sun tunnel.

## Front Garden



A low maintenance frontage with adjacent block paved driveway for 2 cars with car port and storage unit. Pathway leading to the front door. Gate to the Rear Garden.