

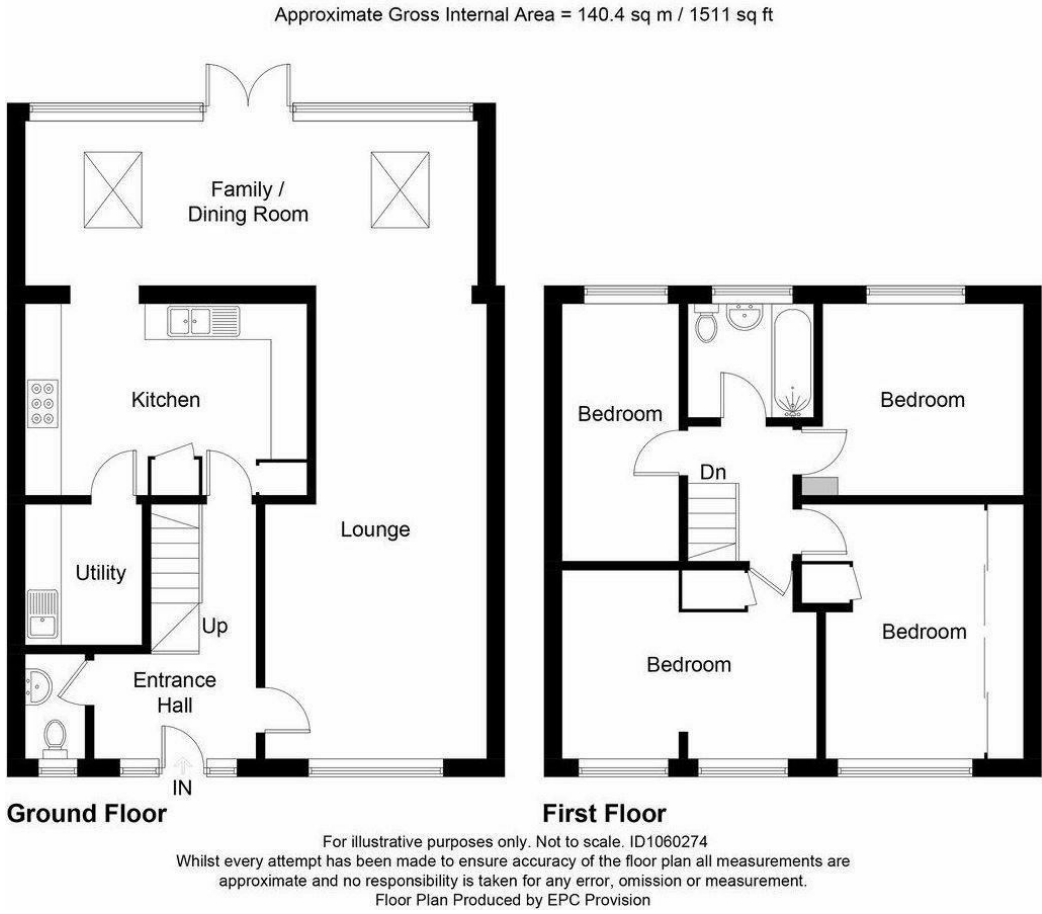
Fitted with a suite comprising: Panelled bath with electric shower over. Low level close coupled wc and pedestal wash hand basin. Radiator. UPVC double glazed window to the rear.



This beautiful cared for, south facing and private rear garden consists of a paved patio area immediately off the property leading onto the main area which is predominantly laid to lawn with deep, well stocked shaped beds. Fully enclosed by timber panel fencing. Mature Apple tree. Metal and plastic shed.

**Front Garden**  
Enclosed by natural hedging and laid to Indian Sandstone patio with inset floral beds. Outside tap

**Garage**  
Accessed via an up and over door.



**Tenure:** Freehold  
**Floor area:** 1511.00 sq ft  
**Tax Band:** D

**Local Authority:** North Somerset  
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**8 Kingston Drive, Nailsea, North Somerset, BS48 4RB**  
**Offers over £450,000**

NO ONWARD CHAIN. Located at the head of this favoured cul de sac, away from any traffic, this well presented and extremely spacious, semi detached family home has been extended over the years to flexible accommodation which would be perfect for the growing family. Situated within close proximity of Hannah More Infants and The Grove Junior school, local pubs and convenience stores, this light and airy property benefits from a south facing garden, a wonderful Garden Room addition, a Utility Room, purchased solar panels and is ideal for those looking to move to a property with no chain delays. In brief, the layout comprises: Entrance Hall, Cloakroom, Lounge, Garden/Dining Room, Kitchen/Breakfast Room and Utility Room. On the first floor there are 4 impressive Bedrooms and a Family Bathroom whilst externally there is an attractive paved frontage, a sunny rear garden and a single garage with driveway. EPC rating - C.

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Entrance Hall



Entered via UPVC double glazed door with matching side panel. Stairs rising to first floor accommodation with useful storage cupboard below. Tiled floor, radiator and doors to the Cloakroom, Lounge and kitchen/Breakfast Room.

Cloakroom

Fitted with a suite comprising: Low level close coupled wc and pedestal wash hand basin. Radiator. UPVC double glazed window to the front.

Lounge

24'10" x 12'1" (7.57m x 3.68m)



A lovely sized room with a UPVC double glazed picture window to the front. Space for a feature fireplace. 2 radiators, TV point and Opening to the Dining/Family Room.



Dining/Family Room

24'9" x 9'7" (7.54m x 2.92m)



What a fabulous addition to the property! This quality all year round room boasts an abundance of natural light via UPVC double glazed windows and French doors to the rear garden along with 2 Velux windows. Tiled floor, radiators and opening to the Kitchen/Breakfast Room.



Kitchen/Breakfast Room

16'0" x 10'1" (4.88m x 3.07m)



Fitted with a modern range of white wall and base units with roll edge worksurfaces and tiling to splashback. Inset one and a half bowl sink and drainer with mixer tap. Rangemaster' range cooker with splashback, extractor and pantry cupboard. Space for an upright fridge/freezer. Tiled flooring. Space for a table. Doors to the Utility Room and Entrance Hall.

Utility Room



Fitted with a range of wall and base units with roll edge worksurfaces. Space and plumbing for an automatic washing machine and tumble dryer. Inset stainless steel sink and drainer with mixer tap. Tiled flooring.

First Floor Landing

Doors to all Bedrooms and Family Bathroom. Access to the partially boarded and insulated loft via a wooden pull down ladder. The combination boiler can be found up here too.

Bedroom 1

14'7" x 8'9" (4.45m x 2.67m)



UPVC double glazed window to the front. Radiator. Range of fitted wardrobes with sliding doors providing useful storage space. Cupboard housing immersion tank. Radiator.

Bedroom 2

14'4" x 10'5" (4.37m x 3.18m)



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

Bedroom 3

12'2" x 10'6" (3.71m x 3.20m)



UPVC double glazed window to the front. Radiator.

Bedroom 4

14'0" x 6'5" (4.27m x 1.96m)



UPVC double glazed window to the rear. Radiator.