



Tenure: Freehold
Floor area: 825.00 sq ft
Tax Band: C

Local Authority: North Somerset
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4 Cricklade Court, Nailsea, North Somerset, BS48 2ST

£345,000

A very attractive and beautifully presented Georgian style, 3 Bedroom mews house, located in one of the most sought after and requested cul de sacs just off Trendlewood Way. This lovely property is situated within walking distance of Golden Valley and St. Francis schools yet still within easy reach of all amenities, but closer still to picturesque open countryside on the edge of the town. The UPVC double glazed and gas centrally heated accommodation briefly comprises: Entrance Hall, Lounge/Dining Room and Kitchen. On the first floor there are 3 Bedrooms and Family Bathroom whilst externally there is a small open-plan front garden, good-sized rear garden and single garage with parking. EPC rating - C.

Ground Floor

Entrance Hall

Entered via a UPVC double glazed door. Stairs ascending to the first-floor accommodation. Radiator. Door leading into the Lounge/Dining room.

Lounge/Dining Room

23'8" x 12'10" narrowing to 8'0" (7.21m" x 3.91m" narrowing to 2.44m")



A good sized, light and airy room having a UPVC double glazed window to the front and UPVC double glazed sliding patio doors to the rear garden. Good quality laminate flooring which also runs through into the Kitchen, TV point, ceiling coving, 2 radiators and good sized storage cupboard.



Kitchen

8'10" x 7'6" (2.69m" x 2.29m")



Fitted with a modern range of wall and base units with roll edge worksurfaces and tiling to splashback. Stainless steel circular sink with drainer and mixer tap. Space for a free-standing cooker with extractor above. Space and plumbing for a washing machine and upright fridge freezer. Ceiling coving. UPVC double glazed window to the rear.

First Floor Landing

UPVC double glazed window to the side. Doors to all Bedrooms and Bathroom. Ceiling coving, access to the loft and cupboard housing the 'Worcester' combination boiler.

Bedroom 1

10'6" x 9'0" (3.20m" x 2.74m")



UPVC double glazed window to front. Radiator, ceiling coving and storage recess.

Bedroom 2

10'9" x 9'0" (3.28m" x 2.74m")



UPVC double glazed window to rear. Radiator, ceiling coving and storage recess.

Bedroom 3

7'5" x 6'6" (2.26m" x 1.98m")



UPVC double glazed window to front. Double radiator. Ceiling coving.

Bathroom



Fully tiled and fitted with a white suite comprising: L shaped bath with glass screen, rainforest thermostatically controlled shower and additional hand-held shower attachment over. Low level close coupled wc and pedestal wash hand basin. Chrome heated towel rail. UPVC double glazed frosted window to the rear.

Rear Garden



A lovely sized rear garden which is well designed, having a paved patio area immediately off the property and behind the house leading to the main area of garden which is laid to lawn. Enclosed by timber panel fencing. Cold water tap, outside light and door into the garage.

Front Garden

Small open plan front garden which is laid to stone chippings. A block paved driveway to the side of the house leads to the attached single garage.

Garage

17'4" x 8'2" (5.28m" x 2.49m")

Accessed via an up and over door. Light and power connected. Useful loft storage area. Personal door to rear garden. Plumbing for an automatic washing machine.