

Rear Garden



The rear garden is a good size which enjoys a great deal of sunshine. Immediately off the property is a composite decked area which leads onto the main area, laid to a shaped lawn with a gravelled area. Enclosed by a combination of walling and fencing. Pedestrian access to the garage. A wooden gate takes you to the side of the property. Timber sheds.

Front Garden

A generous front garden laid to lawn. Driveway provides off-road parking for numerous vehicles.

Garage

16'9" x 7'4" (5.11m" x 2.24m")
Accessed via a single UPVC double glazed door with window. Light and power connected. Pedestrian door.



Tenure: Freehold

Floor area: 1604.00 sq ft

Tax Band: E

Local Authority: North Somerset

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Gino's Estate Agents



14 Worcester Gardens, Nailsea, North Somerset, BS48 4RJ

£520,000

This sizeable, well-presented, and extremely spacious 4 Bedroom detached family home, offers an abundance of space both inside and out, is located towards the west end of town, close to open countryside that benefits from nice sized gardens. Owned by our sellers for over 32 years and offered for sale with no onward chain, this lovely property boasts a fabulous Family Room with bi-folding doors out to the landscaped rear garden, 2 further reception rooms and in brief, the layout comprises: Entrance Hall, Cloakroom, Kitchen, Inner Hall, Dining Room, Snug and Family Room. The first floor offers 4 Bedrooms and a Shower Room whilst externally there are gardens to the front and rear along with a long driveway leading to the garage. EPC rating - D.

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Entrance Hall

Entered via a double-glazed Composite door. With glass & Oak staircase ascending to the first floor accommodation. Two radiators. Telephone point, storage cupboard and additional understairs storage area. Smoke alarm. Doors to the Cloakroom, Kitchen, Dining Room and Snug.

Cloakroom

Fitted with a suite comprising: Low level close coupled wc and wash hand basin with vanity unit. UPVC double glazed window to the side.

Dining Room

21'4" x 11' (6.50m x 3.35m)



Originally the Lounge but currently being used as a Dining Room benefitting from 2 large UPVC double glazed windows to the front. The focal point being an attractive feature fireplace with inset electric fire and built in cupboards with shelving. Oak flooring. 2 contemporary radiators, telephone point and TV point.



Kitchen



Fitted with a range of wall and base units with roll edge worksurfaces with upstand. Inset one and a half sink with drainer and mixer tap with pullout. Range cooker with

stainless steel extractor over. Space for an American style fridge freezer. Space and plumbing for an automatic washing machine, dishwasher and tumble drier. Laminate effect floor tiles, roof windows and opening to the Family Room.



Snug

11'12" x 9'3" (3.35m x 2.82m")



A cosy room with an opening to the Family Room. Ceiling spotlights, radiator and TV point.

Family Room

25'3" x 14'3" max (7.70m" x 4.34m" max)



What a fabulous addition to the property! The family room is a versatile room bursting with natural light via bi-folding doors, roof windows and UPVC windows to the rear garden. 3 radiators, good quality laminate flooring and ceiling spotlights.



Side Storage Area

5'3" x 4'9" (1.60m" x 1.45m")

A useful area for shoes and coats. There is a UPVC double glazed door with access to the side shed. Radiator.

First Floor Landing

With doors to all Bedrooms and Shower Room. Access to the insulated and boarded loft via a pull-down ladder (The combination can also be found here). Smoke alarm. UPVC double glazed window to the side.

Bedroom 1

12'2" x 11'3" (3.73m x 3.43m)



UPVC double glazed window to the front. Radiator and TV point.

Bedroom 2

12'2" x 9'4" (3.73m x 2.87m)



UPVC double glazed window to the rear. Radiator. Laminate flooring. TV point.

Bedroom 3

10'11" x 8'11" (3.35m x 2.72m)



UPVC double glazed window to the front. Radiator. Useful storage cupboard. Laminate flooring. TV point.

Bedroom 4

9'4" x 8'9" (2.87m x 2.69m)



UPVC double glazed window to the rear. Radiator, laminate flooring.

Shower Room

7'4" x 5'8" (2.24m x 1.75m)



Fully tiled and fitted with a white suite comprising: Shower quadrant with thermostatically controlled shower over and additional shower attachment. Low level close coupled wc and vanity unit, inset wash hand basin with mirror and lights above. Linen cupboard. Chrome heated towel rail, ceiling spotlights, extractor fan and fitted storage cupboards. UPVC double glazed window to the side.