

Rear Garden



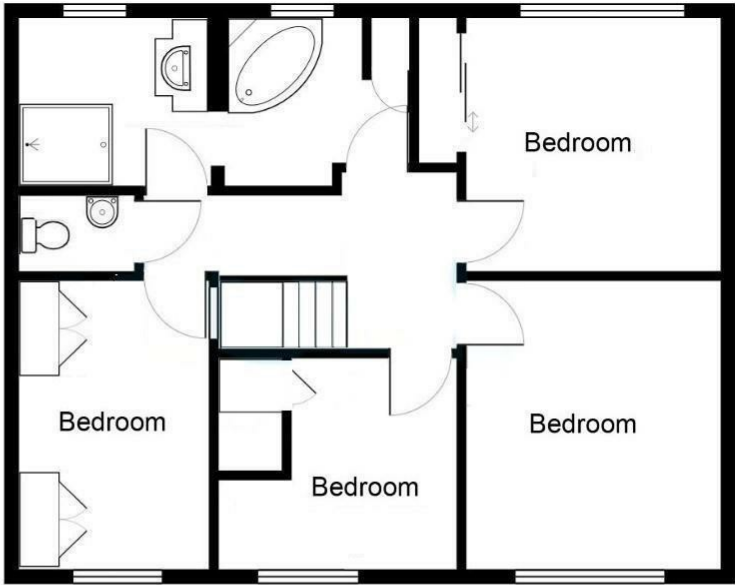
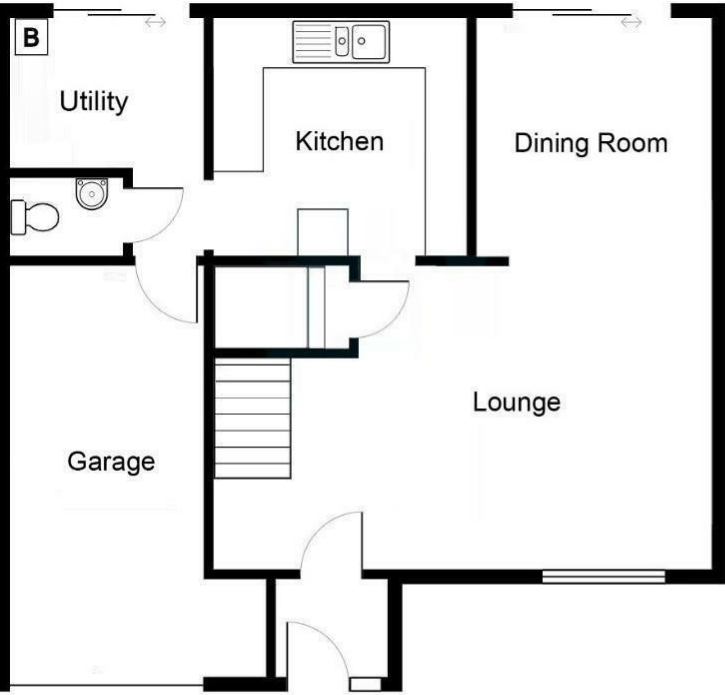
Enclosed by timber panelled fencing and walling, this south facing rear garden consists of a patio area with steps up to the next area that is part laid to artificial lawn. Timber shed. Side access.

Front Garden

Driveway leading to the integral garage. The front garden is mainly laid to lawn.

Garage

16'5 x 7'9 (5.00m x 2.36m)  
Accessed via an up and over door. Light and power connected.



Total Area: 121.1 m² ... 1303 ft²

**Tenure:** Freehold  
**Floor area:** 1205.57 sq ft  
**Tax Band:** E

**Local Authority:** North Somerset  
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# Gino's Estate Agents



**24 Friendship Road, Nailsea, North Somerset, BS48 1AE**

**Guide price £350,000**

**NO ONWARD CHAIN.** Ideal for those looking to move swiftly, this deceptively spacious 4 Bedroom detached family home boasts spacious accommodation is sensibly priced to reflect the decorative order with works needed. Located close to the town centre with easy access to shops, schools and public transport links, the double glazed and gas centrally heated property briefly comprises; Entrance Hall, Lounge/Dining Room, Kitchen, Utility Room and Cloakroom. On the first floor there are 4 Bedrooms, Family Bathroom and separate wc whilst externally there are gardens to the front and rear - the latter being south facing, a garage and driveway parking. EPC rating - D.



**Entrance Porch**

Entered via a UPVC double glazed door with glazed side panel. Door to the Lounge/Dining Room.

**Lounge/Dining Room**

22'00 x 19'11 (6.71m x 6.07m)



A light, dual aspect room with a UPVC double glazed window to the front and double glazed sliding patio door to the rear garden. Stairs ascending to the first floor accommodation with useful storage cupboard. 3 radiators, TV point and serving hatch.



**Kitchen**

10'2 x 9'6 (3.10m x 2.90m)



Fitted with a wall and base units with roll edge worksurfaces and tiling to splashback. Inset one and a half stainless steel sink with drainer and mixer tap. Space for a cooker, fridge and dishwasher. Breakfast bar and serving hatch to dining area. Arch through to the Rear Lobby and Utility Room. UPVC double glazed window to the rear.

**Utility Room**

7'9 x 6'0 (2.36m x 1.83m)



UPVC double glazed sliding patio doors to the rear garden. Space and plumbing for an automatic washing machine. Wall mounted gas boiler.

**Cloakroom**

Low level wc and wash hand basin. Radiator.

**First Floor Landing**

Doors to all Bedrooms, Bathroom and wc. Access to the loft hatch.

**Bedroom 1**

11'6 x 10'2 (3.51m x 3.10m)



UPVC double glazed window to the front. Radiator.

**Bedroom 2**

10'2 x 10'1 (3.10m x 3.07m)



UPVC double glazed window to the rear. Radiator. Built-in double wardrobe with sliding mirror doors.

**Bedroom 3**

11'6 x 7'7 (3.51m x 2.31m)



UPVC double glazed window to the front. Radiator. 2 built-in wardrobes and wall mounted cupboards.

**Bedroom 4**

9'6 x 8'5 (2.90m x 2.57m)



UPVC double glazed window to the front. Radiator. Built-in cupboard over the stair bulk-head.

**Bathroom**



Fitted with a suite comprising: Corner panelled bath, vanity unit with inset wash hand basin with cupboards beneath and tiled double shower cubicle. 2 radiators. airing cupboard housing the hot water tank. 2 double glazed windows to the rear.

**Separate wc**

Low level wc and wash hand basin.