

Rear Garden



Fully enclosed by timber panel fencing and enjoying a good deal of privacy, this lovely garden is predominately laid to lawn with well stocked borders. There are several features, including an ornamental pond and a further raised pond, an attractive decked area with raised planters, a further decked area and a delightful pergola which houses the hot tub. Two timber sheds, one of which has mains power and is carpeted and a greenhouse. Furthermore, there is an outside tap, lighting and sockets. Wood store area.



Front Garden

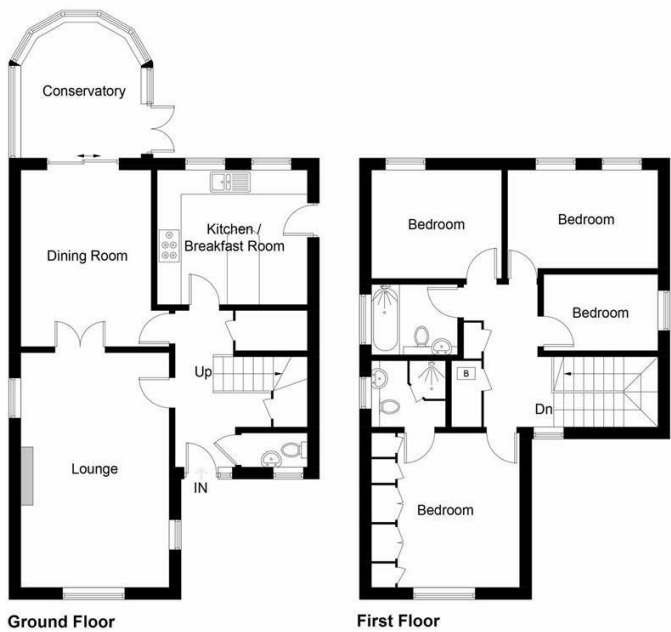
Easily maintained frontage is predominately laid tarmac driveway with lawned area and shrub borders.

Double Garage

Accessed via 2 up and over doors. Light and power connected. Pedestrian door and window to the rear.

7 Shipham Close

Approximate Gross Internal Area = 135.2 sq m / 1455 sq ft



For illustrative purposes only. Not to scale. ID1015466  
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
Floor Plan Produced by EPC Provision

Tenure: Freehold

Floor area: 1455.00 sq ft

Tax Band: F

Local Authority: North Somerset

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Gino's Estate Agents



7 Shipham Close, Nailsea, North Somerset, BS48 4YB

£579,000

A particularly spacious 4 Bedroom & 2 Bathroom detached family home, positioned at the head of this sought after cul de sac, benefitting from well-presented accommodation and a DOUBLE GARAGE. Located off The Perrings, this well-balanced family home is within walking distance of excellent primary, junior and secondary schools as well as local amenities, open countryside, sports facilities and traditional pub in the 'Old Church' area and in brief, the layout comprises; Entrance Hall, Cloakroom, Lounge, Dining Room, Conservatory and Kitchen/Breakfast Room. On the first floor, there are 4 good- sized Bedrooms, En Suite Shower Room and Family Bathroom whilst externally there is a private rear garden along with a Double garage and driveway parking to the front. N.B the property benefits from solar panels which were installed approximately 2 years ago and are owned by our sellers. EPC rating - C.



Ground Floor

Entrance Hall



Entered via UPVC double glazed door with side panel. Stairs ascending to the first-floor accommodation with storage cupboard under plus a further walk-in storage cupboard. Radiator and good quality wood effect laminate flooring which runs through most of the ground floor.

Cloakroom

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

Lounge

19'3" x 12'6" (5.87m" x 3.81m")



A light, dual aspect room with UPVC double glazed picture window to the front, plus two additional UPVC double glazed windows to each side. The focal point being the multi fuel burning stove set on slate hearth. Radiator, TV point, ceiling coving and double doors to the Dining Room.

Dining Room

14'3" x 10'7" (4.34m" x 3.23m")



UPVC double glazed patio doors to the Conservatory. Radiator and ceiling coving.

Conservatory

10'7" x 10'6" (3.23m" x 3.20m")



A useful addition to the property. Of UPVC double glazed construction with dwarf walls. UPVC double glazed French doors to the rear garden.

Kitchen/Breakfast Room

11'3" x 11'0" (3.43m" x 3.35m")



Fitted with a range of wall and base units with square edge work surfaces and upstands over. Inset one and a half sink and drainer with mixer tap. Range cooker with extractor over, integral dishwasher and space for washing machine. Breakfast bar with integral fridge and freezer. Radiator. 2 UPVC double glazed windows to the rear and UPVC double glazed door to the side.



First Floor Landing

A spacious and airy landing with UPVC double glazed window to the front. Two cupboards, one of which houses the 'Worcester' combination boiler. Access to the partially boarded loft. Doors to all Bedrooms and the Family Bathroom.

Main Bedroom

13'2" x 11'7" (4.01m" x 3.53m")



Fitted with a comprehensive range of wardrobes and drawers. Radiator. Double glazed window to front. Door to En-suite shower room.

En Suite Shower Room



Fully tiled and fitted with a white suite comprising; Shower Quadrant with thermostatic shower over. Concealed low level wc and pedestal wash hand basin. Chrome heated towel rail. UPVC double glazed window to the side.

Bedroom 2

12'4" x 7'4" (3.76m" x 2.24m")



UPVC double glazed windows to the rear. Radiator.

Bedroom 3

10'8" x 8'7" (3.25m" x 2.62m")



UPVC double glazed window to the rear. Radiator.

Bedroom 4

8'3" x 7'0" (2.51m" x 2.13m")



UPVC double glazed window to the side. Radiator.

Family Bathroom

7'3" x 7'0" (2.21m" x 2.13m")



Fitted with a white suite comprising; Panelled bath with mixer tap and shower attachment over. Range of vanity units with inset basin and concealed cistern low level wc. Radiator. UPVC double glazed window to the side.