

Rear Garden



The rear garden is surprising private and is off a good size. There is an attractive paved patio area immediatley ideal for table and chairs followed by the main area which is laid to a circular lawn and slate chippings. Fully enclosed by a combination of fencing and walling. Cold water tap, outside light and shed. Side access which leads you back to the front of the property.

Front Garden

Recently laid tarmac driveway providing off road parking for numerous cars. Enclosed by low level walling.

Garage

Accessed via an electric up and over door. Light and power connected.

Approximate Gross Internal Area = 127.1 sq m / 1368 sq ft
Garage = 12.2 sq m / 131 sq ft
Total = 139.3 sq m / 1499 sq ft



For illustrative purposes only. Not to scale. ID1177697
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: 1368.00 sq ft

Tax Band: E

Local Authority: North Somerset

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39 Cherington Road, Nailsea, North Somerset, BS48 1SW

Offers in excess of £510,000

This beautifully presented and extended, 4 Bedroom detached family home, offers generous space and is located in a popular area, just off Trendlewood Way on the eastern side of town. The property is located a short distance from the popular primary and secondary schools, open countryside and town centre and offers 2 separate reception rooms, a modern gas boiler, 4 good-sized Bedrooms and 2 Bathrooms. In brief, the property comprises: Entrance Porch, Entrance Hall, Lounge, Kitchen/Breakfast Room, Dining/Family Room, Utility Room and Cloakroom. Upstairs there are 4 Bedrooms - the main Bedroom having an En Suite, a Family Bathroom whilst external there are gardens to the front and rear along with a garage and driveway parking for 3/4 cars. EPC rating - C.

Entrance Porch

Entered via a UPVC double glazed composite door with a glazed side panel. A further door leads you into the Entrance Hall.

Entrance Hall



Stairs ascending to the first floor accommodation with understairs storage cupboard. Newly fitted LVT flooring, 2 radiators, smoke alarm and ceiling coving. Doors to the Lounge and Kitchen/Breakfast Room.

Living Room

16'2" x 12'5" (4.95m x 3.81m)



A light room having 2 UPVC double glazed windows to the front aspect. Feature fireplace with inset multi fuel burning stove. Ceiling coving, radiator and TV point.

Snug

17'3" x 7'1" (5.28m x 2.16m)



UPVC double glazed French doors to the rear garden. 2 radiators, LVT flooring, ceiling coving and thermostat for the central heating. Door to the Kitchen/Breakfast Room.

Kitchen/Breakfast Room

16'11" x 11'6" (5.18m x 3.51m)



A lovely sized room fitted with a modern range of wall and base units with square edge worksurfaces and tiling to splashback. Inset one and a half sink with drainer and mixer tap. Space for a 900mm cooker and extractor over. Space for an upright fridge freezer and dishwasher. LVT flooring, radiator and ceiling coving. Space for a large table. UPVC double glazed window and door to the rear garden. Doors to the Snug and Utility Room.



Utility Room



Space and plumbing for an automatic washing machine and tumble drier. LVT flooring. Door to the cloakroom.

Cloakroom

Fitted with a white suite comprising: low level close coupled wc and wash hand basin. Fully tiled walls. Extractor fan. Recently fitted boiler (2021) which is regularly serviced.

First Floor Landing

Access to the loft via a pull-down ladder. Smoke alarm, dado rail, airing cupboard and doors to all Bedrooms and Bathroom.

Bedroom 1

14'11" x 8'7" (4.57m x 2.64m)



A lovely sized room with a UPVC double glazed window to the front. Radiator, ceiling coving and second loft access. Door to the En Suite.

En Suite Shower Room

7'8" x 5'8" (2.36m x 1.75m)



Fitted with a white suite comprising: Double shower enclosure with thermostatic shower over. Low level close coupled wc and vanity unit with wash hand basin. Fully tiled walls and flooring. Heated towel rail, shaver point and extractor fan. UPVC double glazed window to the rear.

Bedroom 2

10'4" x 10'0" (3.15m x 3.05m)



UPVC double glazed window to the rear. Useful storage cupboard. Radiator & ceiling coving.

Bedroom 3

10'0" x 9'1" (3.05m x 2.77m)



UPVC double glazed window to the front. Radiator. Ceiling coving.

Bedroom 4

9'1" x 7'6" (2.79m x 2.29m)



UPVC double glazed window to the front. Radiator. Ceiling coving.

Family Bathroom

8'2" x 6'0" (2.49m x 1.85m)



Fitted with a white suite comprising: Tiled shower cubicle with electric shower, panelled bath, low level close coupled wc and pedestal wash hand basin. Fully tiled walls and flooring. Heated towel rail, extractor fan and UPVC double glazed window to the rear.