

enclosed by a combination of hedgerow and timber fenced panels, leading onto the main area which is laid to lawn.

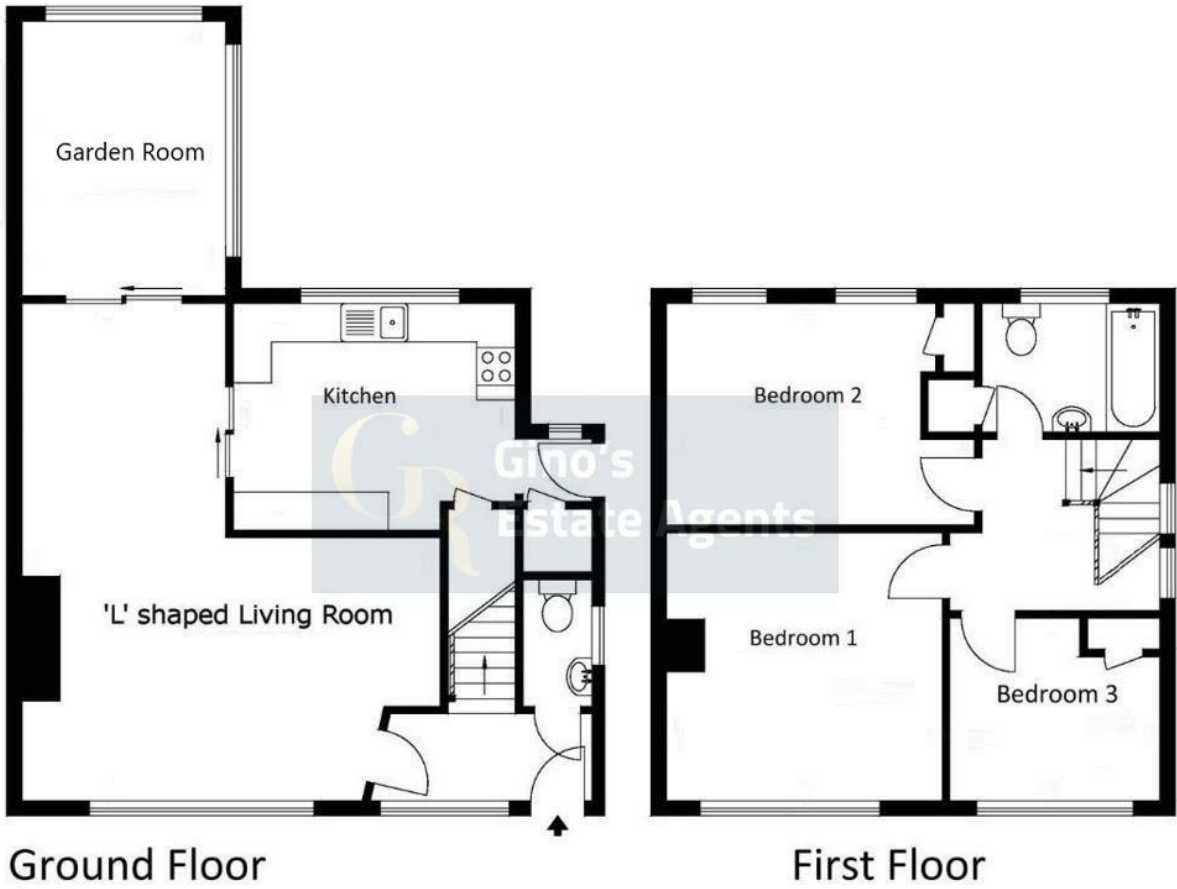


Front Garden

A traditional pillared gateway opens to a generous driveway with space for numerous vehicles leading onto the carport and in-turn the single garage.

Garage

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



Tenure: Freehold

Floor area: 1011.00 sq ft

Tax Band: C

Local Authority: North Somerset

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Agents Notes

The property suffered from a localized collapsed drain which caused minor ground movement (subsidence). This has been rectified & the property has been issued with a Certificate Of Structural Adequacy via Aviva Insurance.

Gino's Estate Agents



44 Hillcrest Road, Nailsea, North Somerset, BS48 2JA

£350,000

NO ONWARD CHAIN. A perfectly situated, 3 Bedroom semi detached family home, which comes to the market for the first time in over 40 years, located just a stone's throw from the excellent secondary school and town centre with all its amenities. Although in need of updating throughout, the property does benefit from a ground floor extension to add to the already spacious accommodation whilst offering further potential to extend as other neighbouring properties have done. In brief, the UPVC double glazed and gas central heated property comprises: Entrance Hall, Cloakroom, Lounge, Dining Room, Garden Room, Kitchen and Side Lobby. On the first floor there are 3 Bedrooms and a Family Bathroom whilst externally there are gardens to the front and rear - the latter being west facing and private along with a garage and driveway parking. EPC - D.

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Entrance Hall



Entered via a part glazed wooden door. Radiator. Doors to the Cloakroom and Lounge/Dining Room.

Cloakroom

Fitted with a suite comprising: Low level wc and wash hand basin. Window to the side.

Lounge/Dining Room

21'4 max x 17'11 max (6.50m max x 5.46m max)



UPVC double glazed window to the front. Attractive inset electric fire with wooden surround. 2 radiators, ceiling coving, laminate flooring and stairs ascending to the first-floor accommodation.



Garden Room

14'1 x 8'2 (4.29m x 2.49m)



A fantastic addition to the property with a pleasant outlook to the rear garden via a UPVC double glazed window and sliding patio doors. Radiator, ceiling coving and laminate flooring.

Kitchen

12'1 x 9'8 (3.68m x 2.95m)



Fitted with a range of wall and base units with roll edge worksurfaces over and tiling to splashback. Inset stainless steel sink with drainer and mixer tap. Free-standing cooker. Space for an automatic washing machine. Understairs storage cupboard. UPVC double glazed window to the rear.



Side Lobby

Doors to the rear garden, front driveway and useful pantry cupboard.

First Floor Landing

Doors to all Bedrooms and Bathroom. Access to the attic space via a fixed wooden ladder and has been utilised to create useful storage space.

Bedroom 1

11'10 x 11'6 (3.61m x 3.51m)



UPVC double glazed windows to the front. Fitted with a comprehensive range of wardrobes, built-in cupboards and chest of drawers providing ample storage. Radiator.

Bedroom 2

13'2 x 9'7 (4.01m x 2.92m)



UPVC double glazed window to the rear. Fitted with a comprehensive range of wardrobes, built-in cupboards and chest of drawers providing ample storage. Radiator.

Bedroom 3

9'4 x 7'8 (2.84m x 2.34m)



UPVC double glazed window to the front. Radiator. Built in cabin bed with storage.

Attic Space

A staircase from the main landing leads to the attic/loft space. The space here has been used as a 4th Bedroom and a Study with a window set into the gable allowing partial views. The attic room only utilises a smaller part of the loft area so there is still significant potential for creating further space, while in the meantime there is good storage accessed via a panel door.

Family Bathroom



Fitted with a suite comprising: Panelled bath with electric shower over. Low level close coupled wc and pedestal wash hand basin. Radiator. Cupboard housing the combination boiler. UPVC double glazed window to the rear.

Rear Garden



A sunny and private rear garden consisting of a level patio area, fully