

Shower Room



Fully tiled and beautifully re-fitted with a smart white suite comprising: Walk-in shower enclosure with thermostatically controlled shower and additional hand held shower. Concealed low level wc and wash hand basin with storage below. Ceiling spotlights, radiator and UPVC double glazed window to the front.

Gardens



The gardens were beautifully landscaped in 2022. The front garden has a resin bonded driveway and path which provides off road parking and access to the garage and side door with well stocked planting areas with trees, shrubs and perennials. The rear garden offers maximum privacy with walling, timber fencing and hedging and comprises a composite decking area with porcelain steps leading down to further patio areas. A level lawn is surrounded by well stocked borders incorporating specimen trees, shrubs and perennials. Rear access via pedestrian gate leading towards Nailsea town centre.

Garage

20'7" x 9'0" (6.27m" x 2.74m")
Accessed via a remote controlled electric up and over door. Light and power connected. Pedestrian door.

7 Laurel Drive

Approximate Gross Internal Area = 118.1 sq m / 1271 sq ft



For illustrative purposes only. Not to scale. ID1177698
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: 1271.00 sq ft
Tax Band: D

Local Authority: North Somerset

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Gino's Estate Agents



7 Laurel Drive, Nailsea, North Somerset, BS48 1RZ

£545,000

LOCATION LOCATION LOCATION. If you are looking for a 4-bedroom detached family home just a stone's throw from the town centre then you can't get much closer than this. This beautifully presented property boasts a superb extension with vaulted ceiling to the ground floor and is situated in a road where properties seldom come to the market. Located just a short walk from excellent primary and secondary schools with easy access to the M5 and mainline train station to Bristol, London and beyond, this lovely home benefits from light and airy accommodation throughout. In brief, the property comprises: Entrance Hall, Cloakroom, Living Room, Kitchen/Dining Room and Sitting Room. On the first floor there are 4 Bedrooms and a stylish Shower Room, whilst externally there are beautiful gardens to the front and rear, a garage and recently laid driveway providing off road parking. EPC rating – D

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Entrance Hall



The property is entered via a composite front door with stairs leading to the first-floor accommodation with storage cupboard below. Glazed wooden doors lead into living room and kitchen/dining room. Radiator, ceiling spotlights and 2 further cupboards. Ceramic floor tiling runs throughout the hall, into the kitchen/dining and sitting room areas.

Living Room

18'9" x 11'3" (5.72m x 3.43m")



A light and airy dual aspect room with a UPVC double glazed window to the front and UPVC double glazed french doors leading into the rear garden. Stovax gas fire provides an attractive focal point to the room. Ceiling coving, radiator and TV point.

Kitchen/Dining Room

19'5" x 11'3" (5.92m x 3.43m")



Fitted with a range of wall and base units with stylish worktops over tne tiled splashback. Undermount one and a half stainless steel sink with drainer and mixer tap. Built in electric oven with induction hob over and stainless steel extractor fan. Built in microwave and integral dishwasher and space for a large American-style fridge/freezer. UPVC double glazed window to front and door to the side. Radiator and space for a table.



Sitting Room

15'0" x 9'9" (4.57m x 2.97m")



A stunning addition to the property bursting with natural light via 2 floor to ceiling windows overlooking the rear garden. A glazed UPVC door leads to the garden and there are 2 large Velux roof lights in the vaulted ceiling. There are ceiling spotlights, a radiator, cupboard housing the Worcester combination boiler and TV point.



Cloakroom



Re-fitted with a white suite comprising: Low level close coupled wc and inset wash hand basin with storage cupboards beneath. UPVC double glazed window to the front.

First Floor Landing

Access to the partially boarded loft which had an additional 200 mm of insulation added in 2022. (The Ladder was removed to accommodate additional insulation but this could be reinstated)

Bedroom 1

11'3" x 9'7" (3.43m x 2.92m")



UPVC double glazed window to the rear. Radiator.

Bedroom 2

11'3" x 9'5" (3.43m x 2.87m")



UPVC double glazed window to the front. Radiator.

Bedroom 3

11'3" x 8'8" (3.43m x 2.64m")



UPVC double glazed window to the rear. Radiator and fitted wardrobes.

Bedroom 4

11'3" x 6'9" (3.43m x 2.06m")



UPVC double glazed window to the front. Radiator.