



Garage



Accessed via a remote controlled up and over door. Light and power connected.

**Front Garden**

The lawned front garden adjoins the green and is open plan. Side access pathway leads to front door & onto the rear garden.

**46 Greenslade Gardens**

Approximate Gross Internal Area = 117.7 sq m / 1267 sq ft



For illustrative purposes only. Not to scale. ID11893020  
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:** 1267.00 sq ft

**Tax Band:** D

**Local Authority:** North Somerset

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**Gino's Estate Agents**



**46 Greenslade Gardens, Nailsea, North Somerset, BS48 2BJ**

**£437,500**

A beautifully presented 4 Bedroom detached family home, located in this quiet setting with no passing traffic boasting stunning views over a green to the front and located on the North Western edge of town, close to local schools, transport links and glorious country walks. This well cared for and well balanced home benefits from a Conservatory addition and open/plan Kitchen/Dining Room and briefly comprises; Entrance Hall, Lounge, Kitchen/Dining Room and Cloakroom. On the first floor there are 4 Bedrooms and a lovely Bathroom with separate Shower whilst externally there are well maintained gardens to both front and rear, a single garage and parking. EPC rating - D.



Entrance Hall

Entered via a UPVC double glazed door. Stairs ascending to the first-floor accommodation with a large recess under providing storage. UPVC double glazed window on half landing, thermostat for central heating, smoke detector, radiator and telephone point.

Cloakroom

Fitted with a suite comprising: Low level close coupled wc and pedestal wash hand basin. UPVC double glazed window to the side.

Lounge

21'7" x 10'3" (6.58m" x 3.12m")



A lovely sized, light room with the focal point being the contemporary styled feature fireplace with living flame gas fire. 2 UPVC double glazed windows to front which have a lovely outlook over the green. TV point, ceiling coving and radiator.



Kitchen/Dining Room

21'8" x 9'4" (6.60m" x 2.84m")



A lovely open space!

Kitchen Area



Fitted with a range of Maple effect floor and wall units with roll edge worksurfaces over and tiling to splashbacks. Inset stainless steel sink with mixer taps. Space for a cooker, upright fridge/freezer and dishwasher. Plumbing in place for a washing machine. Ceramic tiled floor which runs through into the Dining Area and UPVC double glazed window & door to garden.

Dining Area



A further range of matching floor and wall units with roll edge worksurfaces over and tiling to splashbacks. Radiator, space for a table. UPVC double glazed sliding patio doors to the Conservatory.

Conservatory

10'4" x 9'0" (3.15m" x 2.74m")



What a great addition to the house! Of UPVC double glazed construction with dwarf walls and vertical blinds. Double radiator enabling all-year-round use and doors to the rear garden.

First Floor Landing

Access to loft via pull-down ladder. Smoke detector. Doors to all Bedrooms and Bathroom.

Bedroom 1

12'00" x 10'3" (3.66m" x 3.12m")



UPVC double glazed window to front with pleasant outlook over the green. Range of fitted bedroom furniture to include: wardrobes, chest of drawers, bedside cabinets and dressing table. Radiator and ceiling coving.

Bedroom 2

12'0" x 9'4" (3.66m" x 2.84m")



Smart range of sliding mirror door wardrobes across one wall. Radiator. UPVC double glazed window to rear with open outlook across towards Tickenham.

Bedroom 3

9'4" x 8'0" (2.84m" x 2.44m")



UPVC double glazed window to front again with that great view over the green. Radiator.

Bedroom 4

9'4" x 7'10" (2.84m" x 2.39m")



UPVC double glazed window to rear with views across towards Tickenham. Fitted wardrobes and bridging units Radiator.

Family Bathroom



Fitted with a white suite comprising: panelled bath with mixer taps and shower attachment. Large shower cubicle with thermostatically controlled mixer shower over and close coupled low level wc, Heated towel rail, pedestal wash hand basin with mixer taps, useful linen/airing cupboard, extractor fan and UPVC double glazed frosted window to side.

Rear Garden



The immaculately presented rear garden is a particular feature of the property. Fully enclosed by timber panel fencing and mainly laid to lawn whilst also comprising of paved pathway with patio areas and shaped flowered borders planted with a wide variety of flowers and shrubs. There are two shed - one shed hidden away to one side of the garage and a further one to the side of the property. Rear gate to the parking bay next to garage.