

Gardens



A truly beautiful, private and sunny rear garden which is a generous size and consisting of 2 main areas. A paved patio area immediately off the Lounge leading onto the main area which is laid to a level lawn area with shrub and flowered borders, hedging and plants. Enclosed by a combination of stone walling, hedgerow and timber fencing. Outside cold water tap and outdoor power point. Side access. The front garden is laid to lawn with

security style lighting. Block paved driveway providing off road parking for 2 cars leading to the double garage. Double wooden gates lead to the rear garden but also provides further parking if required.



Double Garage

Accessed via an electronically controlled up and over door. Light and power connected. Space and plumbing for an automatic washing machine. Door to the Office. Wall mounted Condensing boiler.

47 Causeway View

Approximate Gross Internal Area = 164.3 sq m / 1768 sq ft
(Including Garage / Office)



For illustrative purposes only. Not to scale. ID1193022
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: 1768.00 sq ft

Tax Band: E

Local Authority: North Somerset

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Gino's Estate Agents



47 Causeway View, Nailsea, North Somerset, BS48 2XL

£542,500

A particularly spacious, 3 Bedroom - 3 Reception room, end link detached bungalow, that has been cleverly extended to boast generous sized accommodation and with the added benefit of a glorious rear garden ideal for garden lovers. Occupying a level, edge of the town location, just a stones throw from open countryside, excellent schools and local stores, this well cared for home offers versatile accommodation and could be used for dual occupancy or a self contained annexe if required. The layout briefly comprises: Entrance Hall, Lounge with vaulted ceiling, Dining Room, Kitchen, Inner Hallway, 3 Bedrooms, Bathroom, Shower Room and Office/Hobbies Room. Outside there are fabulous gardens to the front and rear along with a double garage and driveway. EPC rating - D.

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Entrance Hall



Entered via a UPVC double glazed door with glazed side panel. Radiator, smoke alarm and door into the Inner Hallway.

Lounge

25'17 x 11'87 (7.62m x 3.35m)



A lovely sized, light and airy living space with vaulted ceiling and UPVC double glazed sliding patio doors & window looking out onto the beautiful rear garden. 3 radiators, TV point and opening to the Dining Room.



Dining Room

10'87 x 10'17 (3.05m x 3.05m)



UPVC double glazed window to the rear. Radiator. Door into the Inner Hallway.

Kitchen

11'52 x 9'80 (3.35m x 2.74m)



Fitted with a range of wall and base units with roll edge worksurfaces and tiling to splashback. Inset one and a half stainless steel sink with drainer and mixer tap. Free-standing cooker with extractor over. Space for an under counter fridge, freezer and dishwasher. UPVC double glazed window to the front with a lovely outlook.



Inner Hall

Doors to the three Bedrooms, Bathroom and Shower Room. Airing cupboard. Radiator, access to the loft and door to the double Garage.

Bedroom 1

13'98 x 12'96 (3.96m x 3.66m)



UPVC double glazed window to the rear garden. Range of fitted wardrobes providing useful storage space. Radiator.

Bedroom 2

10'97 x 10'82 (3.05m x 3.05m)



UPVC double glazed window to the rear garden. Double storage space with sliding doors. Radiator.

Bedroom 3

10'89 x 8'63 (3.05m x 2.44m)



Current being used as a hobbies room with UPVC double glazed window to the rear garden. Double storage space with sliding doors. Radiator.

Bathroom

8'46 x 6'66 (2.44m x 1.83m)



Fitted with a white suite comprising: Panelled bath with glass screen and mixer shower over. Concealed low level wc and wash hand basin. Chrome heated towel rail. UPVC double glazed window to the front.

Shower Room

8'35 x 5'79 into cubicle (2.44m x 1.52m into cubicle)



Fitted with a white suite comprising: Shower enclosure with thermostatically controlled shower over. Low level close coupled wc and pedestal wash hand basin. Chrome heated towel rail. UPVC double glazed window to the front.

Office/Multi-Purpose Room

14'72 x 13'01 (4.27m x 3.99m)



A fantastic sized and extremely versatile room, which can be used as a fourth Bedroom if required but does make an ideal office or Study. A UPVC double glazed window to the rear and it's own pedestrian door. Radiator.