

Family Bathroom

6'11" x 5'5" (2.13m x 1.67m)



Generously tiled and fitted with a white suite comprising: Panelled bath with glass screen and thermostatically controlled shower. Low level close coupled wc and vanity unit with inset wash hand basin. Heated towel rail, ceiling spotlights and UPVC double glazed window to the rear.

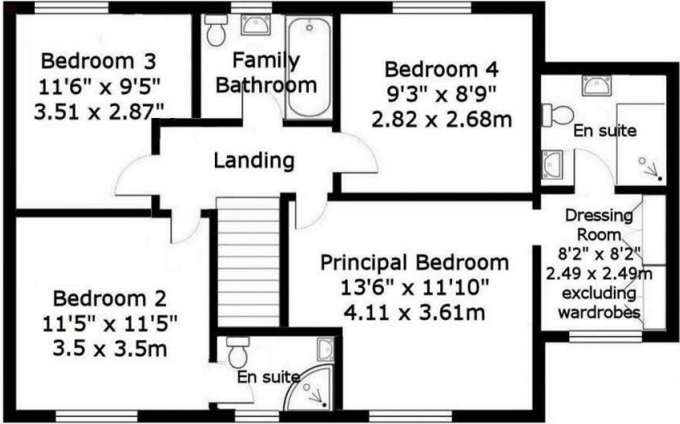
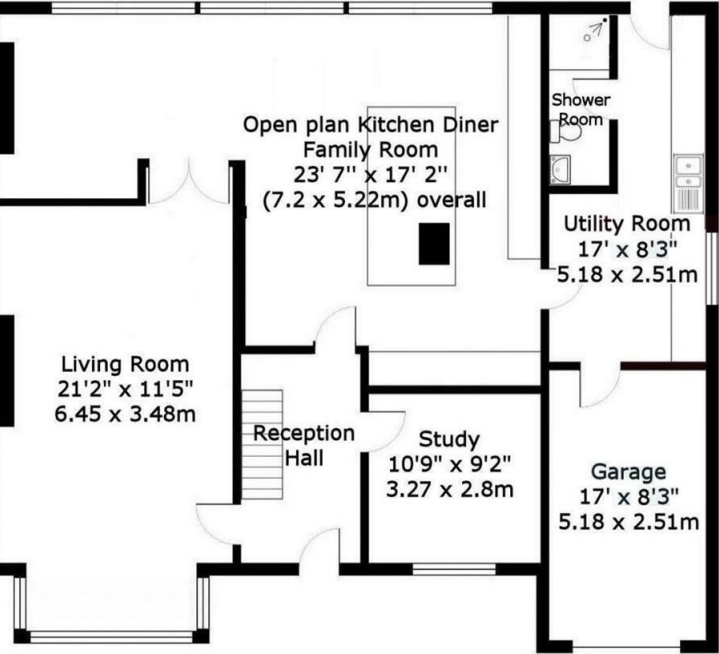
Front Garden
A block paved driveway provides off-road parking for several cars and leads to the garage. The frontage is partially screened with mature planting.

Rear Garden



Fully enclosed by timber panel fencing and mature hedging, the rear garden was delightfully landscaped in 2023 and comprises of an almost full width porcelain patio area with a central porcelain pathway, in-between 2 areas of a level lawn. The pathway leads you to a timber garden cabin which is currently set up as a garden bar and is fully functional with electric supply and lighting. Behind the bar is a gate that provides direct access to the open parkland which adjoins the rear of the property. The garden has both hot and cold water supply and an outdoor electric point.

Garage
17'0" x 8'3" (5.18m" x 2.51m")
Accessed via an remote controlled up and over door. Light and power connected. Floor standing boiler. Door into the Utility Room.



Tenure: Freehold

Floor area: 1765.00 sq ft

Tax Band: F

Local Authority: North Somerset

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2 Larch Close, Nailsea, North Somerset, BS48 1QN

Offers in the region of £795,000

A truly stunning, 4 Bedroom - 4 Bathroom, detached executive home, occupying a superb position in this highly desirable close, perfectly placed for the excellent local schools with the town centre being just a short walk away. The property has been updated and improved by the current owners in recent years to create a wonderfully comfortable home with contemporary features and modern design thinking, and now boasts a glorious open plan Kitchen and a fabulous landscaped garden. The accommodation briefly comprises: Entrance Hall, Living Room, Study, Open Plan Kitchen/Dining/Family Room, Utility Room and Ground Floor Shower Room. On the first floor, the main Bedrooms benefits from a Dressing Room & En Suite whilst the Guest Bedroom also has an En Suite. There are 2 further Bedrooms and a Family Bathroom whilst externally there are gardens to the front and rear along with a block paved driveway and garage. EPC rating - D.

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Entrance Hall

Entered via a UPVC double glazed door with glazed side panel. Stairs ascending to the first-floor accommodation with understairs storage recess. Ceiling coving, radiator and Karndeian flooring which runs through into the Kitchen/Dining/Family Room, Utility Room & Shower Room.

Living Room

21'2" x 11'5" (6.45m" x 3.48m")



A dual aspect room with UPVC double glazed bay window to the front and industrial style French internal doors to the Family Area of the Kitchen. Feature inset electric fire, radiator, ceiling coving and TV point.

Kitchen/Dining/Family Room

23'7" x 17'2" (7.19m" x 5.23m")



What a lovely space!



Fitted with a beautiful range of wall and base units with Quartz worktops and upstand for splashback. Under mounted double sink with drainer and instant boiling water tap. Fitted double electric oven with induction hob and 'floating' extractor hob above. Space for an upright fridge freezer and integrated dishwasher. Qaality breakfast bar providing additional base units and a wine cooler. Mains underfloor heating throughout the room.



A truly stunning outlook to the garden via full length double glazed sliding doors. There is also a sky light bringing in additional light.



A feature log burning stove acts as an attractive focal point to the room.

Utility Room

17'0" x 8'3" max (5.18m" x 2.51m" max)



Fitted with a range of modern units with worktop over and inset sink. Space and plumbing for an automatic washing and tumble dryer. Radiator, ceiling spotlights and door to the garage. UPVC double glazed window and door to the rear.

Ground Floor Shower Room

Fitted with a white suite comprising: Tiled Shower Enclosure with thermostatically controlled shower over. Low level close coupled wc and pedestal wash hand basin. Heated towel rail.

Study

10'9" x 9'2" (3.28m x 2.79m)



UPVC double glazed window to the front. Radiator.

First Floor Landing

Doors to all Bedrooms and Bathroom. Cupboard housing the hot water tank. Access to the loft. Smoke alarm.

Main Bedroom

13'6" x 11'10" (4.11m x 3.61m)



UPVC double glazed window overlooking the front aspect. Radiator, ceiling spotlights and opening to the Dressing Room.

Dressing Area

8'2" x 8'2" min (2.49m" x 2.49m" min)



Range of fitted wardrobes with hanging rail and storage provisions. UPVC double glazed window to the front.

En Suite Shower Room

5'9" x 5'7" (1.76m x 1.72m)



Fitted with a white suite comprising: Tiled walk-in shower with thermostatically controlled shower over and additional shower attachment. Low level close coupled wc and vanity unit with inset wash hand basin. Heated towel rail. Velux window.

Guest Bedroom

11'5" x 11'5" (3.48m x 3.48m)



UPVC double glazed window overlooking the front aspect. Radiator. Door to the En Suite.

Guest Suite

Fitted with a white suite comprising: Tiled Shower quadrant with thermostatically controlled shower over. Low level close coupled wc and vanity unit with inset wash hand basin. Chrome heated towel rail, ceiling spotlights and UPVC double glazed window to the front.

Bedroom 3

11'6" x 9'5" max (3.51m" x 2.87m" max)



UPVC double glazed window to the rear. Radiator.

Bedroom 4

9'3" x 8'9" (2.82m x 2.67m)

UPVC double glazed window to the rear. Radiator.