

Rear Garden



A private and sunny, established rear garden, fully enclosed by walling, timber panel fencing and hedgerow, that is mainly laid to lawn with a paved patio area immediately off the Conservatory. There is also a paved area with a raised bed to the side. Cold water tap and wooden gate down one side of the property. Pedestrian door to the garage.

Front Garden

Laid to lawn and block paving. Side gated access.

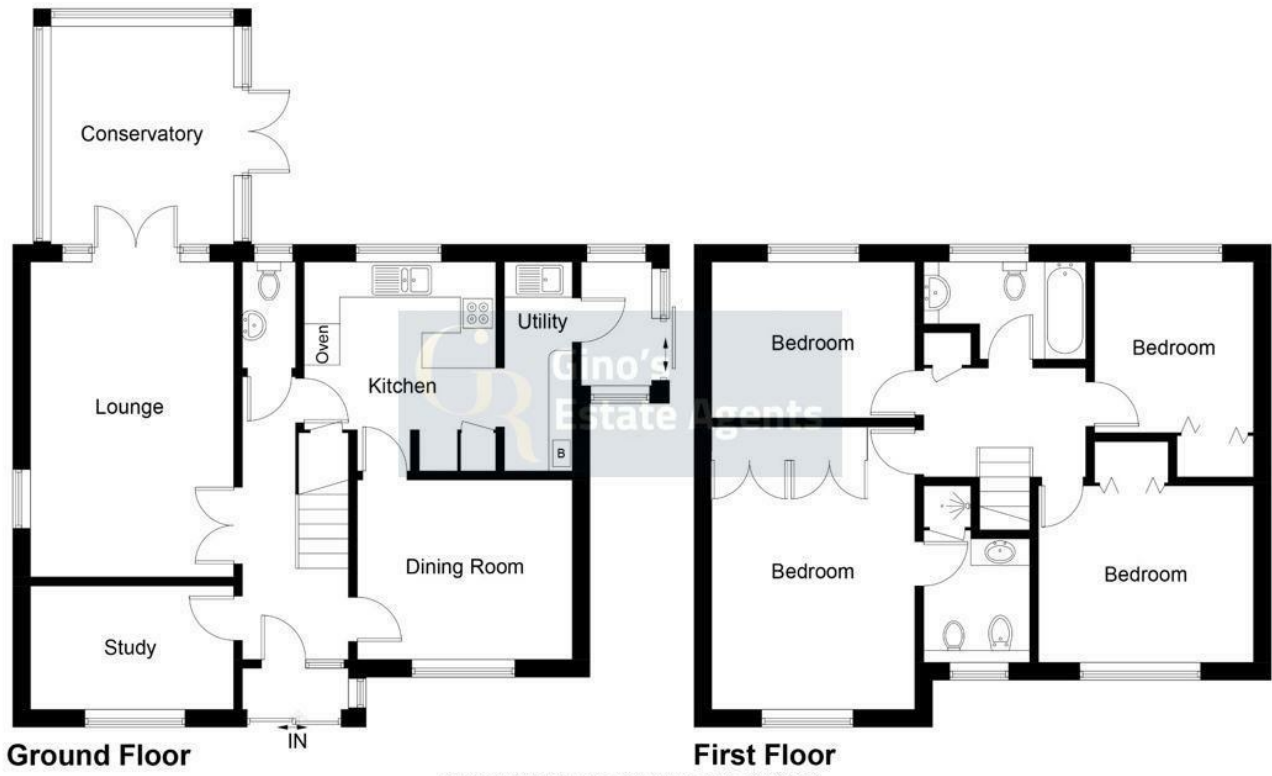
Double Garage

17'57" x 8'89" (5.18m" x 2.44m")



Accessed via 2 up and over door. One garage measures at 18'20" x 8'9" and has light and power, loft storage space and a pedestrian door to the rear garden. The second garage measures at 17'57" x 8'89" and has been partitioned and insulated, with an internal door between the garages. Light and power. UPVC double glazed window overlooking the garden.

Approximate Gross Internal Area = 147.9 sq m / 1592 sq ft



For illustrative purposes only. Not to scale. ID1188264
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: 1592.00 sq ft

Tax Band: F

Local Authority: North Somerset

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Ginos Estate Agents

Court Barn Church Lane, Tickenham, BS21 6SD

T. 01275 540 176 | sales@ginosproperties.co.uk

ginosproperties.co.uk



Gino's Estate Agents



17 Oaksey Grove, Nailsea, North Somerset, BS48 2TP

£650,000

On the market for the first time in 40 years, we welcome this 4 Bedroom, 3 reception room detached family home, located in this quiet cul de sac in the popular Trendlewood area, within walking distance to Golden Valley nursery and primary school, St Francis primary school & Nailsea secondary school. Occupying a level and attractive setting backing onto an open green and boasting spacious and versatile accommodation, this well balanced home briefly comprises: Entrance Hall, Study, Lounge, Conservatory, Kitchen/Breakfast Room, Rear Porch, Dining Room and Cloakroom. On the first floor there are 4 double Bedrooms - the main Bedroom with En Suite and a Family Bathroom. whilst externally there are gardens to the front and rear along with a detached double garage and driveway parking. EPc rating - D.

Entrance Porch

Entered via UPVC double glazed sliding doors. Tiled flooring.

Entrance Hall



Entered via a wooden door with window to the side. Stairs ascending to the first floor accommodation. Radiator, ceiling coving and telephone point. Hardwood flooring. Smoke alarm.

Study

11'39" x 6'7" (3.35m" x 2.01m")



UPVC double glazed window to the front. Ceiling coving and radiator.

Lounge

17'63" x 11'37" (5.18m" x 3.35m")



A nice sized room with Concertina doors to the Conservatory. Feature brick fireplace with electric fire. UPVC double glazed window to the side, 2 radiators, ceiling coving and TV point.

Conservatory

12'84" x 11'15" (3.66m" x 3.35m")



A good addition to the property with a lovely outlook to the rear garden. OF UPVC double glazed construction with dwarf walls, poly carbonate roof and French doors to the rear garden. Radiator.

Dining Room

11'80" x 9'78" (3.35m" x 2.74m")



UPVC double glazed window to the front. Ceiling coving, radiator and door to the Kitchen/Breakfast Room. Door leading to the Entrance Hall. Hardwood flooring.

Kitchen/Breakfast Room

10'77" x 10'66" max (3.05m" x 3.05m" max)



Fitted with a range of wall and base units with roll edge worksurfaces and tiling to splashback. Inset stainless steel sink with drainer and mixer tap. Fitted electric oven with hob and extractor over. Upright fridge freezer and undercounter freezer. Radiator, ceiling coving, tiled flooring and large understairs storage cupboard. UPVC double glazed window to the rear and opening to the Utility Room.

Utility Room

11'69" x 3'91" (3.35m" x 0.91m")

Fitted with a range of matching wall and base units as those in the Kitchen with roll edge worksurfaces and tiling to splashback. Inset cirular stainless steel sink with drainer and mixer tap. Automatic washing machine. Wall mounted condensing boiler. Tiled flooring, ceiling coving and door to the Rear Porch.

Rear Porch

8'11" x 3'64" (2.72m" x 0.91m")

Of UPVC double glazed construction with poly carbonate roof and sliding door to the rear garden. Wash hand basin. Tiled flooring.

Cloakroom

Fitted with a suite comprising: Low level close coupled wc and wash hand basin. Radiator, ceiling coving and UPVC double glazed window to the rear.

First Floor Landing

Access to the loft. Airing cupboard. Smoke alarm. Doors to all Bedrooms and Bathroom.

Main Bedroom

14'04" x 11'38" (4.37m" x 3.35m")



A generous sized room with plenty of storage having 2 lots of double built-in wardrobes and free-standing wardrobe. UPVC double glazed window to the front. Ceiling coving, radiator and door to the En Suite.

En Suite



Fully tiled and fitted with a white suite comprising: Shower enclosure with thermostatically controlled shower over. Feature wash hand basin with storage beneath. Low level close coupled wc and bidet. Chrome heated towel rail and underfloor heating. UPVC double glazed window to the front.

Bedroom 2

11'95" x 9'76" (3.35m" x 2.74m")



UPVC double glazed window to the front. Double built-in wardrobe. Ceiling coving and radiator.

Bedroom 3

11'37" x 9'04" (3.35m" x 2.84m")



UPVC double glazed window to the rear with a lovely outlook. Ceiling coving and radiator.

Bedroom 4

9'58" x 8'98" (2.74m" x 2.44m")



UPVC double glazed window to the rear with a lovely outlook. Double built in wardrobe. Ceiling coving and radiator.

Family Bathroom



Fully tiled and fitted with a white suite comprising: Panelled bath with glass screen and thermostatically controlled shower over. Low level close coupled wc and vanity unit with wash hand basin. Radiator, ceiling coving and UPVC double glazed window to the rear.