

main area which is laid to lawn and being fully enclosed by timber panel fencing and hedgerow. There is access to the garage on one side and side access back to the front on the other. There is also an outside office perfect for those working from home.



Front

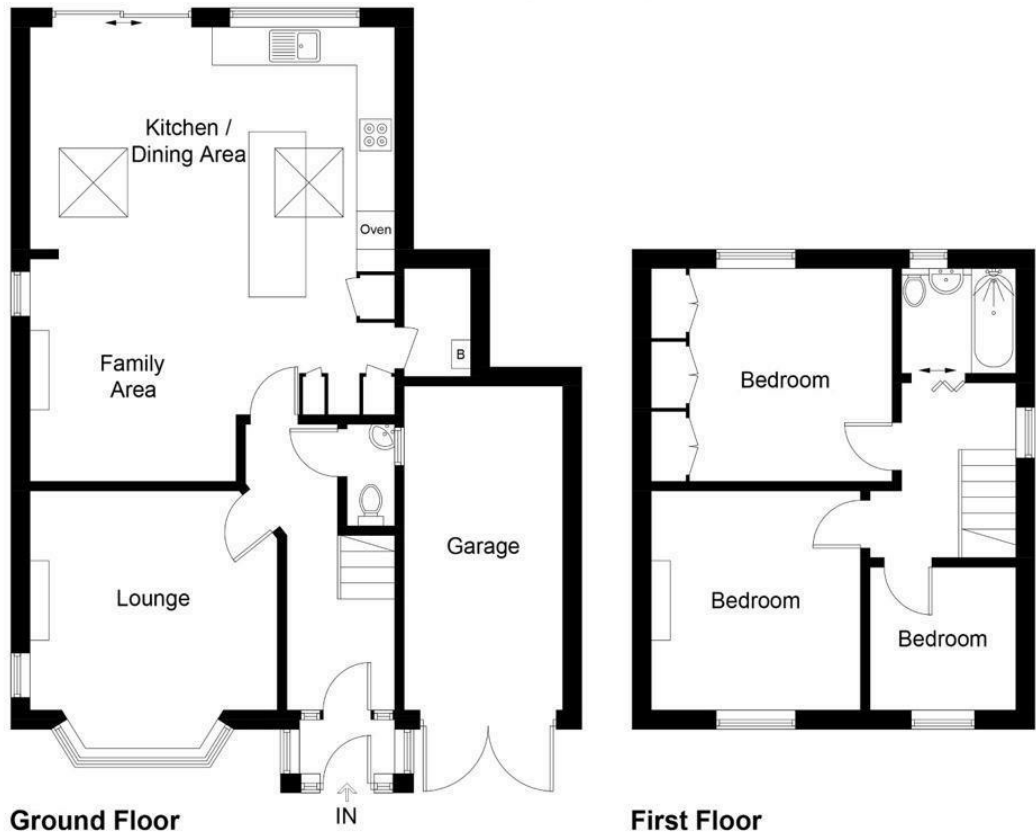


Part enclosed by timber panel fencing and hedgerow, there is an area laid to lawn along with a block paved driveway providing off-road parking.

Garage/Lean To

Accessed via side hinged doors. Pedestrian door. Outside cold water tap.

Approximate Gross Internal Area = 107.1 sq m / 1153 sq ft
Garage = 13.1 sq m / 141 sq ft
Total = 120.2 sq m / 1294 sq ft



Tenure: Freehold

Floor area: 1153.00 sq ft

Tax Band: D

Local Authority: North Somerset

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Ginos Estate Agents

6 Ryves Vale, Tickenham, BS21 6FZ

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

ginosproperties.co.uk



Gino's Estate Agents



Hazelcote 36 Ash Hayes Road, Nailsea, North Somerset, BS48 2LW

£525,000

A particularly fine, 3 Bedroom detached period home, which stands prominently in one of Nailsea's premier residential avenues, perfectly situated within distance of the town centre and excellent schools. The property has been extended and updated in recent years by our current sellers and now boasts a glorious open plan Kitchen/Dining/Family Room whilst taking care to preserve some attractive and original features. In brief, the layout comprises: Entrance Hall, Lounge, Open Plan Kitchen/Dining/Family Room, Utility Area and Cloakroom. On the first floor there are 3 Bedrooms - 2 of which are doubles and a Family Bathroom whilst externally there is a garage/Lean To, driveway parking to the rear and a sunny lawned rear garden. EPC rating - D.

Entrance Porch
Accessed via a UPVC double glazed door. A further door leads you into the Entrance Hall.

Entrance Hall



Stairs ascending to the first floor accommodation with useful understairs storage cupboard. Radiator with cover, picture rail and smoke alarm. Doors to the Cloakroom, Lounge and Kitchen/Dining/Family Room. Karndean flooring which also runs through into the Kitchen.

Lounge
12'5" x 11'4" (3.78m" x 3.45m")



A light and cosy room with UPVC double glazed walk-in bay window to the front and additional small window. The focal point being the log burning stove set on a tiled hearth with wooden beam. Radiator, picture rail and TV point.



Kitchen/Dining/Family Room
22'52" x 18'77" (6.71m" x 5.49m")



What a cracking space!

Kitchen Area



Beautifully fitted with a modern range of wall and base units with wood effect worksurfaces and tiling to splashback. Inset sink with drainer and mixer tap. Fitted double electric oven with hob and extractor over. Space for an upright fridge freezer and integrated dishwasher. Underfloor heating throughout the room. Door to the Utility Area. UPVC double glazed window to the rear.

Dining Area



Useful breakfast bar providing additional base units and work counter space. UPVC double glazed sliding patio doors to the rear garden. 2 Velux windows & ceiling spotlights.

Family Area
A perfect space to relax.

Utility Area
5'48" x 3'44" (1.52m" x 0.91m")
Space and plumbing for an automatic washing machine and tumble dryer. Wall mounted combination boiler.

Cloakroom
Fitted with a white suite comprising: Low level close coupled wc and corner wash hand basin. Window to the side.

First Floor Landing
Doors to all Bedrooms and Bathroom. Stained glass window to the side. Access to the partially boarded and insulated loft via a pull-down ladder.

Bedroom 1
13'1" x 11'1" (3.99m" x 3.38m")



UPVC double glazed window to the front. 3x built-in double wardrobes providing useful storage space. Radiator and picture rail.

Bedroom 2
11'4" x 10'10" (3.45m" x 3.30m")



UPVC double glazed window to the rear. Radiator and picture rail.

Bedroom 3
7'6" x 7'6" (2.29m" x 2.29m")



UPVC double glazed window to the rear with a nice outlook. Radiator and picture rail.

Family Bathroom
5'73" x 5'55" (1.52m" x 1.52m")



Re-fitted with a smart white suite comprising: Panelled bath with glass screen and thermostatically controlled shower over. Concealed low level wc and wash hand basin with storage below. Chrome heated towel rail, shaver point and UPVC double glazed window to the rear.

Rear Garden



A sunny rear garden consisting of a paved patio area immediately off the property which continues round to the side, leading onto the