

Rear Garden



Fully enclosed by timber panel fencing and screened by natural hedging, this delightful space enjoys a lovely Easterley aspect. Predominantly laid to lawn, this well maintained garden has large patio area and well stocked borders with a central rockery. There is also a gravelled area behind the garage/workshop and a further lawned area to south side of the garden. Outside light, cold water tap, power points and 5 bar gated access to the front.

Front Garden

A brick paved driveway provides off-road parking for numerous vehicles leading to the garage along with a generous lawned area.

Garage

16'3" x 7'85" (4.95m" x 2.13m")



Accessed via an electric up and over door. UPVC double glazed pedestrian door. Light and power connected.

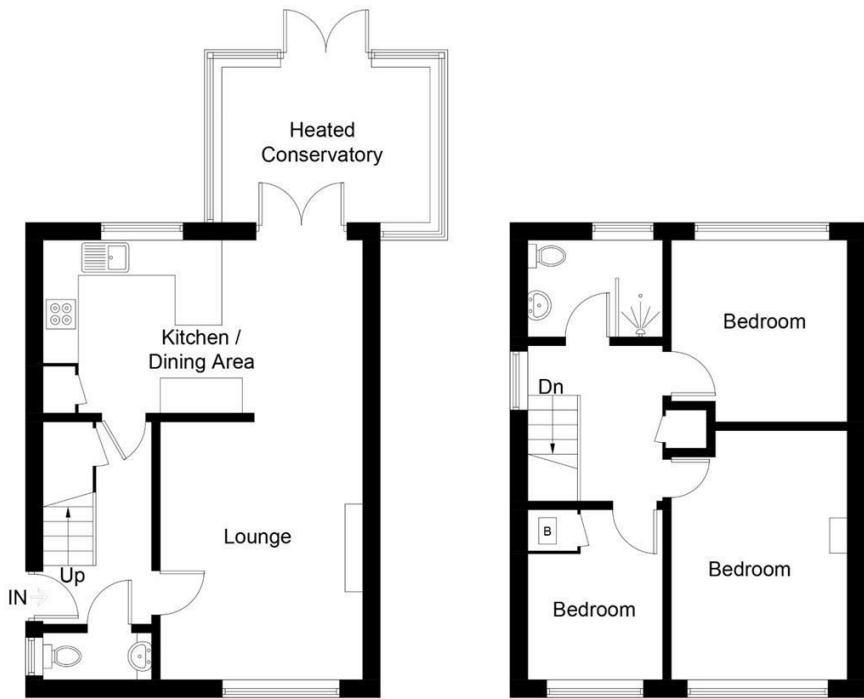
Workshop

10'5" x 7'6" (3.18m" x 2.29m")

Located off the back of the garage, constructed of block and UPVC with power and lighting.

10 The Bramleys

Approximate Gross Internal Area = 92.2 sq m / 992 sq ft



For illustrative purposes only. Not to scale. ID1214880
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: 992.00 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Gino's Estate Agents



10 The Bramleys, Nailsea, North Somerset, BS48 4RN

£515,000

NO ONWARD CHAIN. A simply stunning, 3 Bedroom detached family home, located in a popular cul de sac towards the west end of Nailsea that comes to the market for the first time in around 40 years. This lovely property is set on generous grounds and has undergone an extensive schedule of works and upgrades in the past 12 months to now boast an absolutely quality home ready for a new owner to move straight in and put their feet up. In brief, the UPVC double glazed & gas central heated property briefly comprises: Entrance Hall, Cloakroom, Lounge, Kitchen/Dining Room and Conservatory. On the first floor there are 3 nice-sized Bedrooms and a Shower Room whilst externally there are gardens to the front and rear along with a larger than average garage/workshop and plenty of driveway parking. EPC rating - C.

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Entrance Hall



Entered via a double glazed composite front door. With stairs ascending to the first-floor accommodation with useful understairs storage cupboard. Radiator, thermostat for the central heating and doors to the Cloakroom, Lounge & Kitchen/Dining Room.

Cloakroom

Fitted with a white suite comprising: Low level close coupled wc and vanity unit with inset wash hand basin and storage below. Ceiling spotlight and UPVC double glazed window to the side.

Lounge

14'57" x 11'4" (4.27m" x 3.45m")



A light & bright room with UPVC double glazed picture window to the front overlooking a small green. TV point, telephone point, radiator and 2 wall lights. Opening to the Kitchen/Dining Room.



Kitchen/Dining Room

17'85" x 9'82" (5.18m" x 2.74m")



A lovely open plan space!

Kitchen Area



Beautifully fitted with a modern range of wall and base units with Quartz worksurfaces and upstand for splashback. Undermount sink with drainer and mixer tap. Fitted electric oven, induction hob, Quartz splashback and extractor hood over. Integral fridge freezer, dishwasher and washing machine. Handy breakfast bar, pelmet lighting, ceiling spotlights and smoke alarm.

Dining Area



Space for a good-sized table. Radiator, ceiling spotlights and LVT flooring which runs through into the Kitchen area and Conservatory.

Conservatory

11'15" x 8'9" (3.35m" x 2.67m")



A great addition to the property! OF UPVC double glazed construction with dwarf walls and glass roof. Electric wall heater, power points and French doors to the rear garden.

First Floor Landing



UPVC double glazed window to the side. Access to the loft, smoke alarm and linen cupboard.

Bedroom 1

14'58" x 9'86" (4.27m" x 2.74m")



UPVC double glazed window to the front with a pleasant outlook. TV point. Radiator.

Bedroom 2

9'95" x 9'84" (2.74m" x 2.74m")



UPVC double glazed window to the rear. Radiator.

Bedroom 3

9'79" x 7'77" (2.74m" x 2.13m")



UPVC double glazed window to the front with a pleasant outlook. Radiator. Storage cupboard housing the combination boiler.

Shower Room

7'3" x 5'4" (2.21m" x 1.63m")



Fully tiled and fitted with a smart white suite comprising: Walk-in shower area with thermostatically controlled shower over and additional handheld shower attachment. Concealed low level close wc and wash hand basin with storage below. Chrome heated towel rail, ceiling spotlights, dimplex wall heater, illuminated mirror and UPVC double glazed window to the rear.