

Rear Garden



One of the main features of the property is the particularly large rear garden. South facing and enclosed by stone wall, hedgerow and timber fence panel, the garden comprises of a paved patio area immediately off the property, leading onto the main area that is laid to lawn with a generous gravelled area. There is also a cherry tree, 2x pear trees, an apple tree, flower and shrub beds and 2 sheds at the end of the garden.



Front Garden

An excellent sized frontage having a swooping in & out block paved driveway providing parking for numerous vehicles. There is a large lawned area, walled and fenced in gardens, flower and shrub borders and side access to the rear garden.

Detached Garage

23'5" x 9'25" (7.14m" x 2.74m")
Accessed via side hinged door. Light and power connected. Pedestrian door and window.

36 Silver Street

Approximate Gross Internal Area = 162.1 sq m / 1745 sq ft



For illustrative purposes only. Not to scale. ID1249499
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: 1745.00 sq ft

Tax Band: F

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.



Ginos Estate Agents
6 Ryves Vale, Tickenham, BS21 6FZ
T. 01275 540 176 | sales@ginosproperties.co.uk
ginosproperties.co.uk



Gino's Estate Agents



Stonewalls 36 Silver Street, Nailsea, North Somerset, BS48 2AG

Guide price £699,995

A particularly fine, 4 double Bedroom, 3 reception room, 1930's family home of considerable character, located in Nailsea's 'old village', perfectly positioned, just a stones throw from the town centre with its choice of supermarkets, shops, restaurants and coffee bars. This deceptively spacious property sits on a fabulous sized plot, perfect for garden lovers and boasts a modern and spacious feel throughout. In brief, the UPVC double glazed and gas central heated property comprises: Entrance Porch, Entrance Hall, Lounge, Kitchen/Breakfast Room, Dining Room, Study and Cloakroom. On the first floor there are 4 Bedrooms and a Family Bathroom whilst externally there are superb gardens to the front and rear along with a detached garage and plenty of driveway parking. EPC rating - D.

Entrance Porch

5'2" x 4'11" (1.57m" x 1.50m")
Entered via a UPVC double glazed door with additional windows. A further UPVC double glazed door leads you into the Entrance Hall.

Entrance Hall



Stairs ascending to the first-floor accommodation with useful under stairs storage and built in cupboards with hanging space and shelving. 2 radiators, wooden flooring and UPVC double glazed door to the rear garden.

Lounge

16'10" x 11'11" max (5.13m" x 3.63m" max)



A superb, light and bright triple aspect room with UPVC double glazed windows to the front and side along with sliding patio doors to the rear garden. Feature log burning stove with wooden mantle and tiled hearth. Picture rail, TV point and radiator.



Kitchen/Breakfast Room

Kitchen Area

9'95" x 8'24" (2.74m" x 2.44m")



Fitted with a range of wall and base units with roll edge worksurfaces and tiling to splashback. Inset one and a half cermaic sink with drainer and mixer tap. Space for a rangemaster cooker with chimney hood over. Integrated dishwasher, ceiling spotlights and UPVC double glazed window to the front. Door to the walk-in larder which houses the combination boiler with space for a washing machine and tumble dryer.

Breakfast Area

11'62" x 6'56" (3.35m" x 1.83m")



Space for an American style fridge freezer. Radiator and UPVC double glazed window to the side.

Dining Room

13'11" x 11'11" (4.24m" x 3.63m")



UPVC double glazed window to each side. Radiator, parquet flooring and door to the Study.

Study

14'0" x 11'11" (4.27m" x 3.63m")



UPVC double glazed windows to the rear. Radiator and parquet flooring.

Cloakroom

Fitted with a white suite comprising: Low level close coupled wc and vanity unit with inset wash hand basin. Heated towel rail, ceiling spotlights, extractor fan and UPVC double glazed window to the front.

First Floor Landing

UPVC double glazed window to the rear. Radiator. Doors to all rooms.

Main Bedroom

14'4" x 12'4" (4.37m" x 3.76m")



Dual aspect UPVC double glazed windows to the rear with a lovely outlook over the garden. 2 radiators.

Bedroom 2

12'0" x 10'11" (3.66m" x 3.33m")



UPVC double glazed window to the side. Radiator.

Bedroom 3

10'10" x 10'10" max (3.30m" x 3.30m" max)



UPVC double glazed window to the side. Radiator. Built in wardrobe and eaves storage.

Bedroom 4

10'10" x 10'10" (3.30m" x 3.30m")



UPVC double glazed window to the side. Radiator. Built in wardrobe and eaves storage.

Family Bathroom



Fitted with a white suite comprising: P shaped bath with thermostatically controlled shower over. Low level close coupled wc and pedestal wash hand basin. Heated towel rail, airing cupboard housing hot water tank and UPVC double glazed window to the front.