

Rear Garden



Fully enclosed by timber panel fencing, this lovely sized rear garden consists of a paved patio area that spans the full width of the house and leads onto the main area that is laid to a level lawn. Cold water tap. Fitted shed to one side of the house.



Front Garden

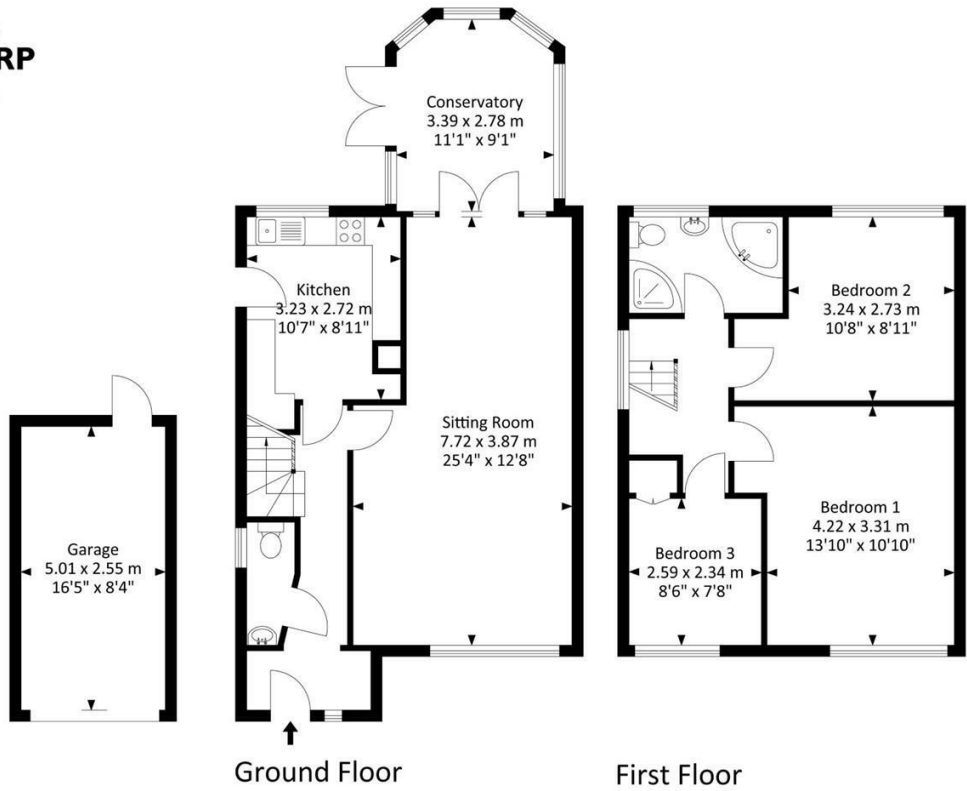
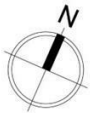
A tarmac and blocked paved driveway provides off-road parking. Access to the rear garden via a side gate. Outside power.

Garage

Accessed via an electric roller door. Light and power connected. Pedestrian door.

St. Marys Park,
Nailsea BS48 4RP

Approx. Gross Internal Area
1052.6 Sq.Ft - 97.8 Sq.M
Garage Area
137.5 Sq.Ft - 12.8 Sq.M
Total Area
1190.1 Sq.Ft - 110.6 Sq.M



For illustrative purposes only. Not to scale.
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.

Tenure: Freehold

Floor area: 1052.00 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.



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Gino's Estate Agents



24 St. Marys Park, Nailsea, North Somerset, BS48 4RP

£395,000

NO ONWARD CHAIN. On the market for the first time in over 40 years, we welcome to the market this much loved 3 Bedroom detached home, which stands in a favoured and extremely quiet cul de sac where properties seldom come to the market. Located only a stones throw from Hannah Moore and The Grove schools and boasting a nice sized rear garden, this spacious property offers huge potential for buyers to extend and increase the size should they wish, as others have done in the street, subject to the relevant permissions required. The UPVC double glazed and gas centrally heated property comprises: Entrance Hall, Cloakroom, Lounge/Dining Room, Conservatory and Kitchen. On the first floor there are 3 Bedrooms and a Family Bathroom with separate Shower whilst externally there is a good sized rear garden, driveway parking and a single garage with electric up and over door. EPC rating - C.

Entrance Hall



Entered via a double-glazed composite door with glazed side panel. Stairs ascending to the first floor accommodation with storage cupboard below. Ceiling coving, radiator and doors to the Cloakroom, Lounge/Dining Room & Kitchen.

Cloakroom

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

Lounge/Dining Room

24'7" x 12'8" (7.49m" x 3.86m")



A lovely sized room.

Lounge Area



UPVC double glazed window to the front. Radiator, TV point and ceiling coving.

Dining Area



UPVC double glazed French doors to the Conservatory. Radiator and ceiling coving.

Conservatory

11'6" x 10'2" (3.51m" x 3.10m")



Of UPVC double glazed construction with dwarf walls and poly carbonate roof. Tiled flooring and multiple power points.

Kitchen

10'6" x 8'9" (3.20m" x 2.67m")



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 double electric oven with hob and extractor over. Space and plumbing for an upright fridge freezer, washing machine and dishwasher. Ceiling spotlights, radiator and wall mounted combination boiler. UPVC double glazed window and door to the side.

First Floor Landing

UPVC double glazed window to the side. Ceiling coving and smoke alarm.

Bedroom 1

13'8" x 10'8" max (4.17m" x 3.25m" max)



UPVC double glazed window to the front. Radiator and ceiling coving.

Bedroom 2

10'6" x 8'9" min (3.20m" x 2.67m" min)



UPVC double glazed window to the rear. Radiator and ceiling coving.

Bedroom 3

8'5" x 7'6" (2.57m" x 2.29m")



UPVC double glazed window to the front. Storage cupboard.

Family Bathroom

9'6" x 5'5" (2.90m" x 1.65m")



Fitted with a suite comprising: Quadrant shower with electric shower. Corner bath with mixer taps. Low level close coupled wc and pedestal wash hand basin. Radiator, ceiling coving, spotlights, extractor fan and UPVC double glazed window to the rear.