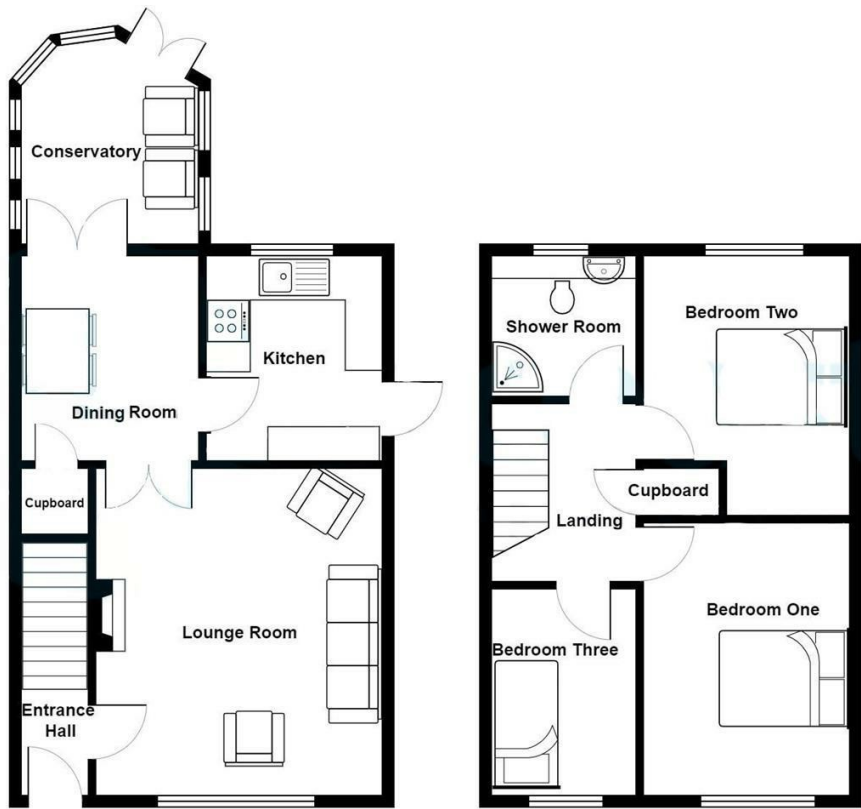


Front Garden

A generous sized, block paved driveway providing off-road parking for numerous vehicles. Side access to the rear garden.

Garage

Accessed via an up and over door. Light and power connected. Space and plumbing for an automatic washing machine. UPVC double glazed personal door.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Tenure: Freehold  
Floor area: 921.00 sq ft  
Tax Band: C

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



30 Porlock Gardens, Nailsea, North Somerset, BS48 2QY

£350,000

A splendid 3 Bedroom semi detached property boasting a modern and contemporary theme throughout having undergone some updating in recent years to include a modern Kitchen and Shower Room along with a Conservatory addition. The location is super, being at the head of this highly regarded and well-established cul de sac, little more than 1/4 mile to Nailsea's excellent secondary School, town centre shops & facilities. In brief, the layout comprises: Entrance Hall, Lounge, Dining Room, Conservatory and Kitchen. On the first floor there are 3 Bedrooms and a Shower Room whilst externally there is a lawned rear garden, block paved frontage and a garage. EPC rating - D.

Entrance Hall

Entered via a UPVC double glazed door. Stairs ascending to the first-floor accommodation. Radiator. Door to the Lounge.

Lounge

14'10" x 13'00" (4.52m" x 3.96m")



A lovely sized room with UPVC double glazed picture window to the front. Radiator, ceiling coving, TV point and door to the Dining Room.



Dining Room

9'4" x 7'9" (2.84m" x 2.36m")



UPVC double glazed doors to the conservatory. Radiator. Under stairs storage cupboard.

Conservatory

9'4" x 8'0" (2.84m" x 2.44m")



A useful addition to the property, of UPVC double glazed construction with dwarf walls and poly carbonate roof. French doors to the rear garden.

Kitchen

9'1" x 8'2" (2.77m" x 2.49m")



Fitted with a modern range of white gloss worksurfaces and tiling to splashback. Inset stainless steel sink with drainer and mixer tap. Fitted electric double oven with ceramic hob and extractor over. Integrated fridge freezer and space for a dishwasher. UPVC double glazed window to the rear and door to the side.



First Floor Landing

Doors to all Bedrooms and Shower Room. Linen cupboard providing useful storage.

Bedroom 1

12'6" x 9'6" (3.81m" x 2.90m")



UPVC double glazed window to the front. Radiator.

Bedroom 2

11'10" x 9'5" (3.61m" x 2.87m")



UPVC double glazed window to the rear. Radiator.

Bedroom 3

9'5" x 6'7" (2.87m" x 2.01m")



UPVC double glazed window to the front. Radiator.

Shower Room

6'6" x 6'1" (1.98m" x 1.85m")



Fitted with a white suite comprising: Quadrant shower cubicle with thermostatically controlled shower and additional handheld shower attachment. Concealed low level wc and wash hand basin with gloss cupboards below and to the side. Chrome heated towel rail, LVT floor covering and UPVC double glazed window to the rear.

Rear Garden



A lovely rear garden, fully enclosed by timber panel fencing, consisting of a large patio area immediately off the property leading onto the main area that is laid to law with a variety of shrubs and plants. Door into the garage and side gate taking you back to the front.

