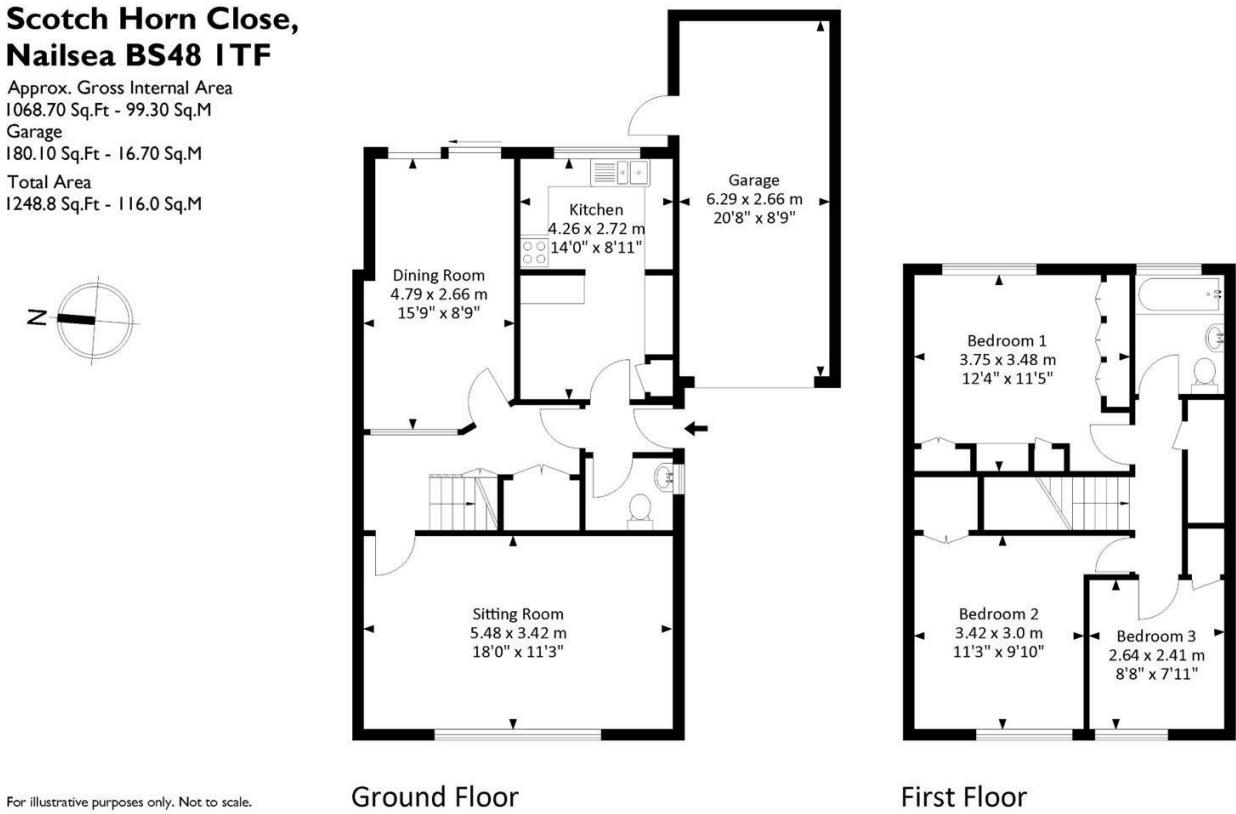


Front Garden
An attractive block paved driveway provides off-road parking.
There is also an area of lawn.

Garage
20'8" x 8'9" (6.30m" x 2.67m")
Accessed via an up and over door. Light and power connected.
Pedestrian door to the garden.

**Scotch Horn Close,
Nailsea BS48 1TF**

Approx. Gross Internal Area
1068.70 Sq.Ft - 99.30 Sq.M
Garage
180.10 Sq.Ft - 16.70 Sq.M
Total Area
1248.8 Sq.Ft - 116.0 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: 1068.00 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.



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



Gino's Estate Agents



2 Scotch Horn Close, Nailsea, North Somerset, BS48 1TF

£375,000

NO ONWARD CHAIN. A rare and wonderful opportunity to stamp your own mark on this larger than average 3 bedroom semi detached family home which is located in this much sought after cul de Sac within close proximity of the town centre, local amenities and excellent schools. On the market for the first time in years, this lovely home benefits from a single storey rear extension to bolster the already spacious accommodation, a lovely block paved driveway with garage to the side and in brief, the layout comprises; Entrance Hall, Cloakroom, extended Kitchen, extended Dining Room and Lounge. On the first floor there are 3 good-sized Bedrooms and a Family Bathroom whilst externally there are gardens to both front and rear along with driveway parking and a single Garage. EPC rating - C.

Entrance Hall

Entered via a UPVC double glazed door. Doors to the Kitchen, Cloakroom and Inner Hallway.

Cloakroom

Fitted with a suite comprising: Low level close coupled wc and wall hung wash basin. Radiator.

Extended Kitchen

14'0" x 8'11" max (4.27m" x 2.72m" max)



Fitted with a range of wall and base units with roll edge worksurfaces and tiling to splashback. Inset one and a half stainless steel sink with drainer and mixer tap. Free-standing over with hob and extractor hood over. Space for a under counter fridge, washing machine and dishwasher. Ceiling spotlights, radiator and space for a table. UPVC double glazed window to the rear.



Inner Hallway

Stairs ascending to the first floor accommodation with useful understairs storage cupboard. Doors to the Lounge and Dining Room.

Extended Dining Room

15'9" x 8'9" (4.80m" x 2.67m")



UPVC double glazed sliding patio doors to the rear garden. Radiator.

Lounge

18'0" x 11'3" (5.49m" x 3.43m")



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



First Floor Landing

Large cupboard housing the combination boiler. Access to the loft.

Bedroom 1

12'4" x 11'5" (3.76m" x 3.48m")



UPVC double glazed window to the rear. Generous range of built in wardrobes. Radiator.

Bedroom 2

11'3" x 9'10" (3.43m" x 3.00m")



UPVC double glazed window to the front. Radiator. Cupboard with shelving.

Bedroom 3

8'8" x 7'11" (2.64m" x 2.41m")



UPVC double glazed window to the front. Radiator. Cupboard with shelving.

Family Bathroom



Fully tiled and fitted with a white suite comprising: Panelled bath with glass concertina screen and thermostatically controlled shower over. Low level close coupled wc and pedestal wash hand basin. Radiator. UPVC double glazed window to the rear.

Rear Garden



Enclosed by timber panel fencing and walling, this private rear garden is mainly laid to lawn with a paved area and pathway. Greenhouse. Cold water tap.