

Family Bathroom



Fully tiled and fitted with a smart white suite comprising: Panelled bath with mixer taps. Low level close coupled wc and wash hand basin. Radiator. UPVC double glazed window to the side.

Garden



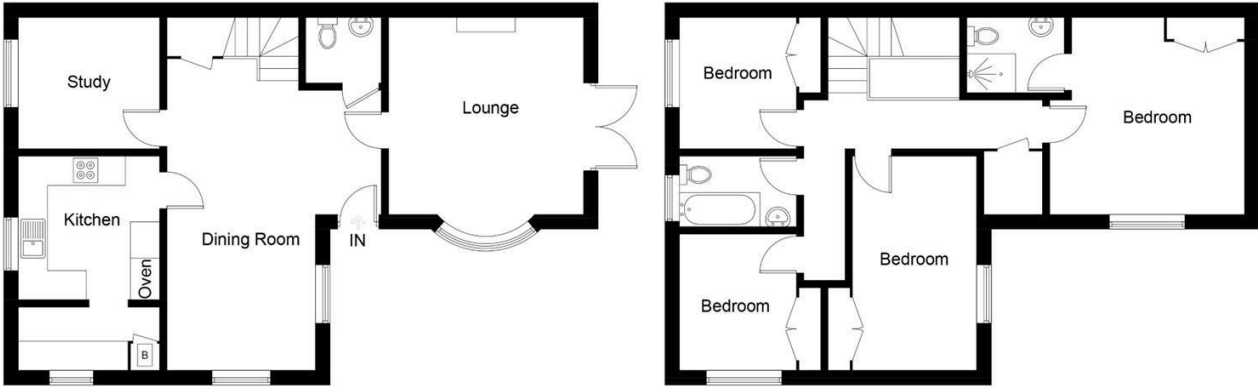
The enclosed garden is designed for ease of maintenance, being laid to block paving, with a southerly and private aspect, enclosed by dwarf stone built wall, timber wooden fencing and double gates. Adjacent to the property is a further area the owners of 1 Moorlands Close have to maintain.

Double Garage

Accessed via an electric roller door. Loft storage space. Light and power connected.

1 Moorlands Road

Approximate Gross Internal Area = 134.0 sq m / 1442 sq ft



Ground Floor

First Floor

For illustrative purposes only. Not to scale. ID1250960
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: 1442.00 sq ft
Tax Band: E

Local Authority: North Somerset

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Gino's Estate Agents



1 Moorlands Close, Nailsea, North Somerset, BS48 2DR

£499,995

An exceptional 4 Bedroom detached corner property, situated in this quiet and leafy location, being only a short walk away from the town centre, bus route, and excellent schools. This immaculately presented family home has been altered and extended in previous years with an attractive stone facade and benefits from a detached double garage, 3 reception rooms and 4 well-balanced Bedrooms. In brief, the UPVC double glazed and gas central heated property briefly comprises: Entrance, Dining Room, Lounge, Kitchen, Utility Area and Study. On the first floor offers 4 Bedrooms with 2 Bathrooms whilst externally there is a double garage and courtyard style rear garden. EPC rating - D.

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Entrance

Entered via a UPVC double glazed door.

Entrance Hall/Dining Room

20'7" x 14'3" max (6.27m" x 4.34m" max)



This wonderfully diverse and generous sized open plan room offers multiple uses but makes an ideal dining room. Two UPVC double glazed windows to the front. Radiator, ceiling coving and stairs ascending to first floor accommodation with under stairs storage cupboard.



Lounge

13'3" x 13'0" (4.04m" x 3.96m")



A very attractive dual aspect room with UPVC double glazed bow window and French doors opening out onto the courtyard rear garden. Feature fireplace with marble hearth and wooden surround. Television point, radiator and ceiling coving.

Kitchen

9'5" x 9'4" (2.87m" x 2.84m")



Fitted with a modern range of wall and base units with square edge worksurfaces over. Inset stainless steel with drainer and mixer tap. Fitted double electric oven with electric hob over. Space for an upright fridge/freezer and dishwasher. UPVC double glazed window to the front and opening to the Utility Area.

Utility Area

9'3" x 4'0" (2.82m" x 1.22m")



Fitted with a matching range of units and worktops as those in the Kitchen, with the larder unit concealing the gas forced boiler. Space and plumbing for a washing machine, tumble dryer and undercounter freezer. UPVC double glazed window to the front.

Study

9'5" x 8'10" (2.87m" x 2.69m")



UPVC double glazed window to the side. Radiator.

Cloakroom

Fitted with a white suite comprising: Low level close coupled wc and pedestal wash hand basin. Radiator and extractor fan.

First Floor Landing

A feature half galleried landing with port-hole designed roof light. Accessed to the loft via a pull-down ladder. Radiator. Airing cupboard housing the hot water tank with shelving for storage.

Main Bedroom

13'6" x 13'4" max (4.11m" x 4.06m" max)



UPVC double glazed window to the front. Built-in wardrobe, radiator and door leading to the En Suite Shower Room.

En Suite



Fully tiled and fitted with a smart white suite comprising: Shower enclosure with shower over. Low level close coupled wc, wash hand basin and bidet. Radiator and extractor fan.

Bedroom 2

14'7" x 8'7" (4.45m" x 2.62m")



UPVC double glazed window to the front. Built-in wardrobe. Radiator.

Bedroom 3

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



UPVC double glazed window to the front. Built-in wardrobe. Radiator.

Bedroom 4

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



UPVC double glazed window to the side. Built-in wardrobe. Radiator.