

Rear Garden



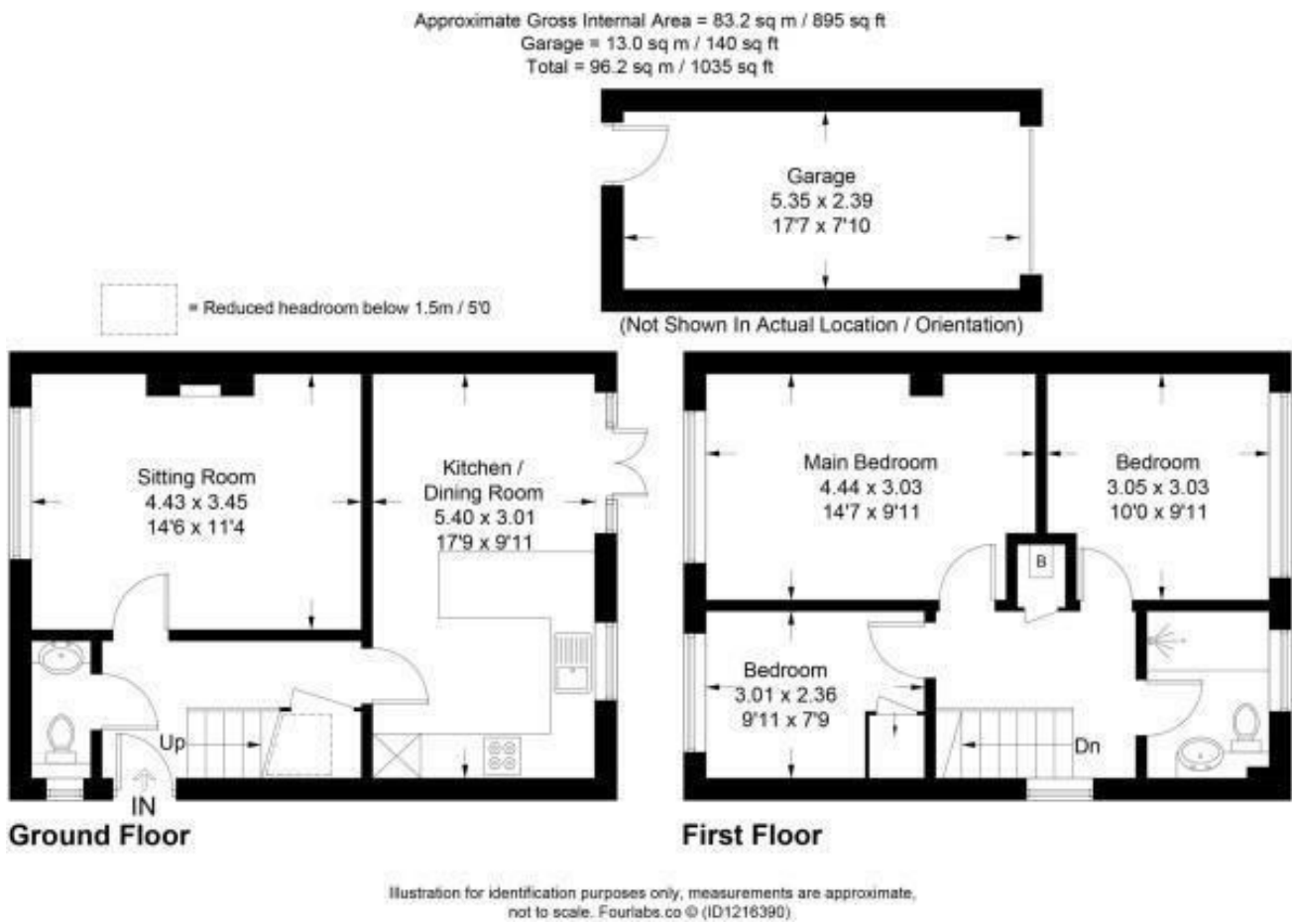
Recently landscaped to provide low maintenance yet attractive outside space to the rear, the garden has been predominately laid to enclosed on all sides by wall and fence boundaries. To the rear of the garden, double wooden gates open to provide access onto a covered carport adjoining the detached single garage

Front Garden

A large level lawned area sets the property back from the pathway in this established cul-de-sac and has been bordered by a low level brick wall with hedging. A private pathway leads up to the front of the home and gated accessed into the rear garden.

Garage

Accessed via an up and over door. Light and power connected. UPVC double glazed pedestrian door.



Tenure: Freehold

Floor area: 895.00 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



22 Godwin Drive, Nailsea, North Somerset, BS48 2XF

£389,995

A very roomy 3 Bedroom detached family home, beautifully presented throughout, found in this quiet and established cul de sac position, close to picturesque open countryside on the Nailsea – Tickenham border. This lovely property offers wonderfully comfortable accommodation with contemporary features throughout and is superbly positioned, being only a short walk to excellent schools and bus routes. In brief, the layout comprises: Entrance Hall, Cloakroom, Lounge and Kitchen/Dining Room. On the first floor there are 3 well balanced Bedrooms and Shower Room whilst externally there are lovely lawned gardens to the front, side and rear along with a single garage and driveway parking. EPC rating - D.



Entrance Hall



Entered via a UPVC double glazed door. Stairs ascending to the first floor accommodation with useful storage cupboard below. Engineered wood flooring, vertical radiator and thermostat for the central heating.

Lounge

14'6 x 11'4 (4.42m x 3.45m)



A lovely sized, light room with UPVC double glazed window to the front. Feature gas fire with wooden surround and hearth. Engineered wood flooring, vertical radiator and TV point.



Kitchen/Dining Room

17'9 x 9'11 (5.41m x 3.02m)



A lovely open plan room!

Kitchen Area



Fitted with a modern range of wall and base units with marble effect worktops over and upstands. Inset stainless steel sink and drainer with mixer tap over. Electric hob with stainless steel extractor hood and splashback. Integrated appliances include dishwasher, washing machine and eye level cooker with grill. Breakfast island, engineered wood flooring and vertical radiator. UPVC double glazed window to the rear. E

Dining Area



UPVC double glazed French doors to the rear garden. engineered wood flooring and vertical radiator.

Cloakroom

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

First Floor Landing

Doors to all Bedrooms and Shower Room. Loft access. Built in cupboard with combination boiler. UPVC double glazed window to the side.

Bedroom 1

14'7 x 9'11 (4.45m x 3.02m)



UPVC double glazed window to the front. Radiator.

Bedroom 2

10'0 x 9'11 (3.05m x 3.02m)



UPVC double glazed window to the rear. Radiator.

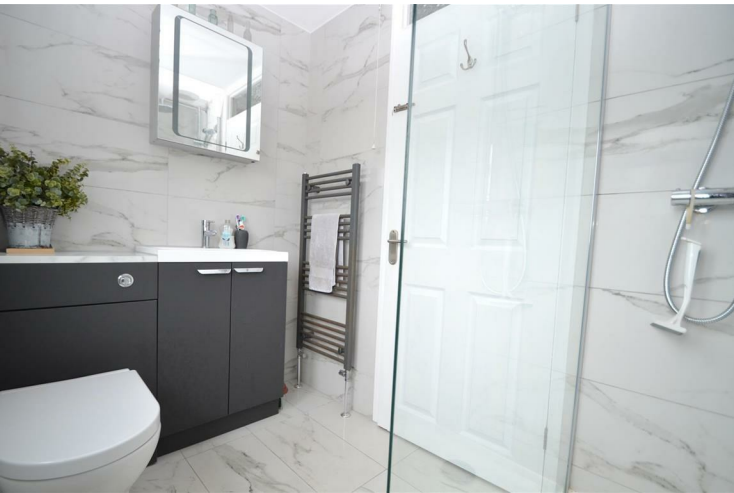
Bedroom 3

9'11 x 7'9 (3.02m x 2.36m)



UPVC double glazed window to the front. Radiator. Built in cupboard providing useful storage.

Shower Room



Fully tiled and fitted with a modern white suite comprising: Walk-in shower with thermostatically controlled shower over. Concealed low level wc and wash hand basin with storage below. Heated towel rail, ceiling spotlights and UPVC double glazed window to the rear.

