

Rear Garden



This larger than average garden is beautifully landscaped, well maintained and fully enclosed by timber panel fencing. Enjoying a good deal of privacy the garden comprises of a laid patio area immediately off the house leading onto the main area that is laid to a level lawn with gravelled borders. Timber shed. UPVC double glazed pedestrian door to the garage. Side access.

Front Garden

Laid to a level lawn. Extensive block paved driveway providing off-road parking. Side access.

Garage

16'11" x 8'2" (5.16m" x 2.49m")  
Accessed via an electric roller door. Light and power connected. UPVC double glazed window and door to the rear garden.

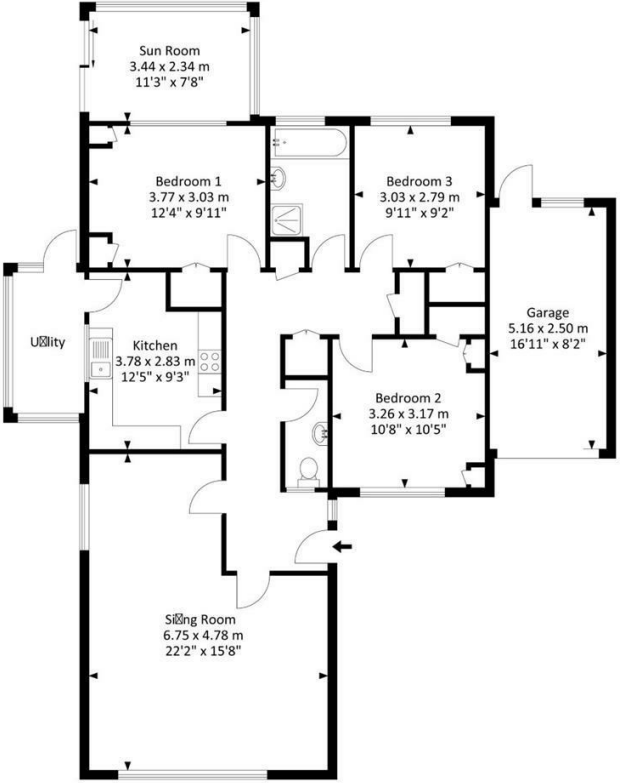


Avening Close,  
Nailsea BS48 4TB

Approx. Gross Internal Area  
1042.10 Sq.Ft - 99.70 Sq.M

Garage / Sun Room  
255.50 Sq.Ft - 20.90 Sq.M

Total Area  
1297.60 Sq.Ft - 120.60 Sq.M



Ground Floor

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: 1042.00 sq ft  
Tax Band: E

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.



3 Avening Close, Nailsea, BS48 4TB  
Guide price £500,000

NO ONWARD CHAIN. A very fine 3 Bedroom detached bungalow residence of distinction, which enjoys a warm, south facing setting in a sought after cul de sac that exclusively comprises of high quality bungalows on the East side of town. On the market for the first time since it was built in 1976, this fabulous property does require updating throughout making ideal for those looking to stamp their mark and benefits from a lovely rear garden and generous sized accommodation throughout. The enviable position enjoys good access to bus routes, the mainline train station at Backwell and in brief, the layout comprises: Entrance Hall, Cloakroom, Lounge/Dining Room, Kitchen, Side Porch, 3 Bedrooms and a Bathroom. Outside, to the front, a lawn with well stocked borders, ample driveway parking and a Garage with electric door, and to the rear, a lovely level lawn and patioed gardens which enjoy a great deal of privacy. EPC rating - D.



Entrance Hall

Entered via a double glazed Composite door with glazed side panel. Access to the loft via a pull-down ladder. Three storage cupboards, radiator, smoke alarm and doors to most rooms.

Cloakroom



Fully tiled and fitted with a white suite comprising; Low level close coupled wc and wash hand basin. Radiator. UPVC double glazed window.

Lounge/Dining Room

22'2" x 15'8" max (6.76m" x 4.78m" max)  
An L Shaped Room.

Lounge



A glorious light and airy room with large UPVC double glazed picture window to front. Feature fireplace with coal effect electric gas inset. Radiator, ceiling coving and TV point.



Dining Area



Space for a large table. Radiator and ceiling coving.

Kitchen

12'5" x 9'3" (3.78m" x 2.82m")



Fitted with a range of wall and base units with roll edge worksurfaces over. Inset stainless steel sink with drainer and mixer tap. Free-standing cooker. Space for an upright fridge freezer and a further appliance. Wall mounted combination boiler. Useful breakfast bar with serving hatch into the Lounge/Dining Room. Radiator. UPVC double glazed window and door to the Side Porch.



Side Porch



Of UPVC double glazed construction with poly carbonate roof. Space and plumbing for an automatic washing machine. Door to the rear.

Bedroom 1

12'4" x 9'11" (3.76m" x 3.02m")



UPVC double glazed window to rear. Range of fitted wardrobes with overhead storage and built in double wardrobe. Radiator, ceiling coving and TV point.

Bedroom 2

10'8" x 10'5" (3.25m" x 3.18m")



UPVC double glazed window to front. Range of fitted wardrobes with overhead storage and built in double wardrobe. Radiator, ceiling coving and TV point.

Bedroom 3

9'11" x 9'2" (3.02m" x 2.79m")



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

Bathroom



Tiled shower cubicle with electric shower over. Panelled bath. Pedestal wash hand basin. Radiator. UPVC double glazed window to the rear.

Sun Room

11'3" x 7'8" (3.43m" x 2.34m")



Of UPVC double glazed construction with poly carbonate roof. Sliding door to the rear garden.