

## Rear Garden



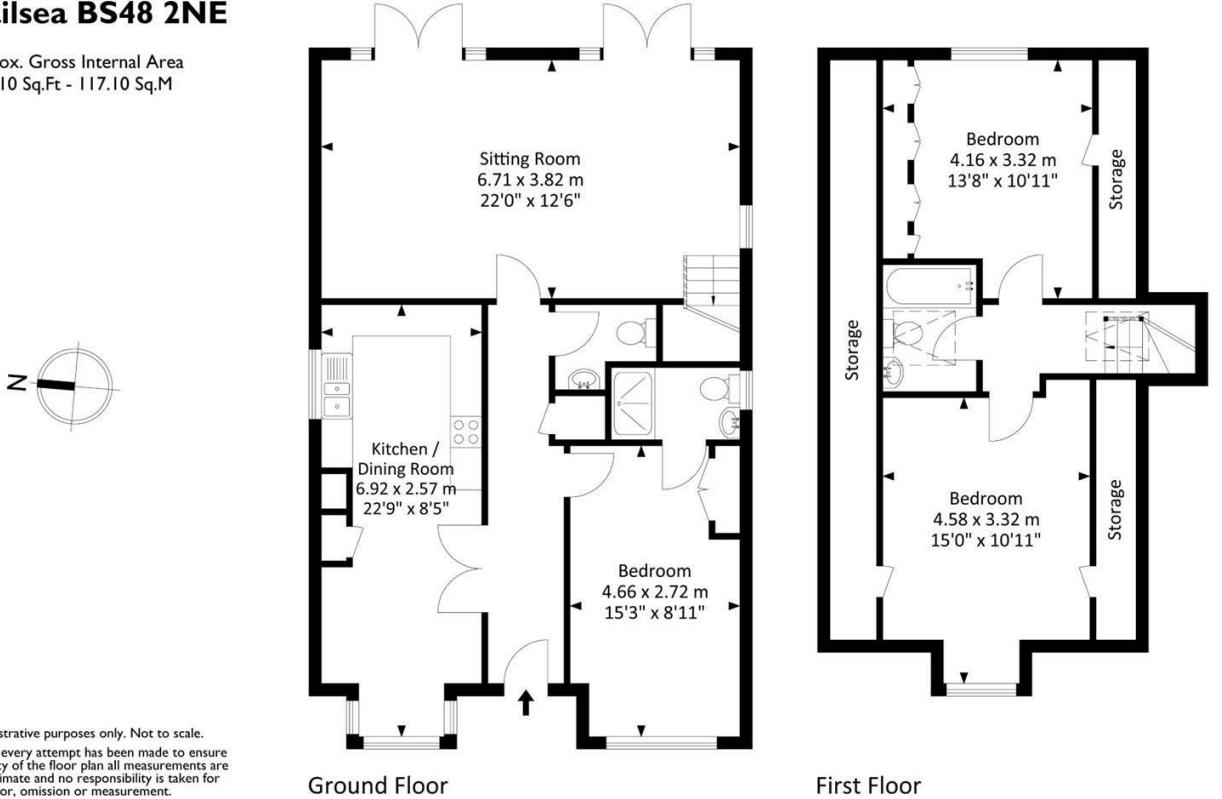
Fully enclosed by timber panel fencing, the rear garden consists of a paved patio area directly off the property which spans the width of the house. This then leads onto the main area that is laid to lawn with gravelled borders. There is also a good sized timber shed.

## Front Garden

A brick paved driveway provides parking for two cars. Access to the rear garden via a side gate. There is an area of lawn to the front of the house that belongs to the property.

## Quarry Way, Nailsea BS48 2NE

Approx. Gross Internal Area  
1260.10 Sq.Ft - 117.10 Sq.M



Tenure: Freehold

Floor area: 1260.00 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@ginospo

ginospo

# Gino's Estate Agents



5 Quarry Way, Nailsea, North Somerset, BS48 2NE

£495,000

A fabulous 3 Bedroom detached Chalet style home, built within the grounds of the former Four Oaks School, being one of just 3 of these design with its attractive stone-fronted facades. Perfectly situated, being tucked away in this leafy cul de sac location, just a short walk to the town centre with its shopping facilities. Offering versatile accommodation, this extremely energy efficient home is arranged over 2 floors which has been designed to suit families or retired buyers, and was built in 2015 to a high standard, boasting a host of features with contemporary and high quality specifications. The layout comprises: Entrance Hall, Cloakroom, Kitchen/Dining Room, Sitting Room and the main Bedroom with En Suite Shower Room. On the first floor there are 2 further Bedrooms and a Bathroom whilst externally there are gardens to the front and rear along with 2 parking spaces. EPC rating - B.

## Entrance Hall



Entered via a UPVC double glazed stable door. Engineered Oak flooring with underfloor heating which runs through the majority of the ground floor. Useful storage cupboard, ceiling coving, alarm panel and ceiling spotlights.

## Cloakroom

Fitted with a white suite comprising: Concealed low level wc and vanity unit with wash hand basin. Ceiling spotlight, extractor fan and generously tiled walls and flooring.

## Kitchen/Dining Room

22'9" x 8'5" (6.93m x 2.57m)



Fitted with a contemporary range of wall and base units with Quartz worksurfaces and upstand for splashback. Inset stainless steel sink with drainer and mixer tap. Fitted electric oven with ceramic hob with extractor hood over. Integrated fridge freezer and dishwasher. Space and plumbing for an automatic washing machine. Ceiling spotlights, smoke alarm and UPVC double glazed window to the side. From the dining area there is a lovely outlook to the front from a walk-in bay window.



## Sitting Room

22'0" x 12'6" (6.71m" x 3.81m )



A lovely sized room with two sets of UPVC double glazed French doors leading out to the rear garden. Feature electric fireplace with marble surround and hearth making an attractive focal point. Ceiling coving, TV and telephone point, and staircase to the first floor accommodation.



## Bedroom 1

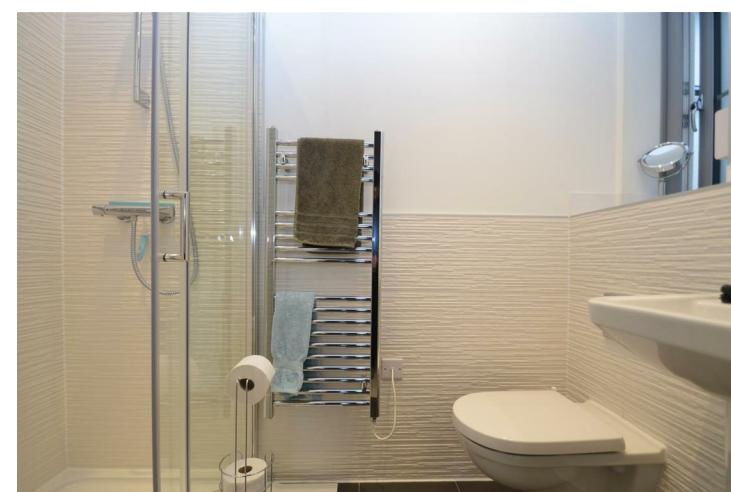
15'3" x 8'11" (4.65m" x 2.72m )



UPVC double glazed window to the front. Fitted wardrobe, ceiling coving and door to the En Suite Shower Room.

## En-Suite Shower Room

6'8" x 3'9" (2.03m" x 1.14m")



Fitted with a smart white suite comprising: Double sized walk-in shower area with thermostatically controlled shower over. Low level close coupled wc and wall hung wash hand basin. Chrome heated towel rail, ceiling spotlights, extractor fan and generously tiled walls and flooring. UPVC double glazed window to the side.

## First Floor

Doors to both Bedrooms and Bathroom. Velux window, smoke alarm and programmer for the central heating.

## Bedroom 2

15'0" x 10'11" (4.57m" x 3.33m )



UPVC double glazed window to the front with distant hillside views. Access to useful eaves storage. space. Radiator, telephone and TV point.

## Bedroom 3

13'8" x 10'11" (4.17m" x 3.33m )



UPVC double glazed window to the rear overlooking the rear garden. Range of fitted wardrobes providing useful storage space. Access to eaves storage. Radiator, telephone and TV point.

## Bathroom

6'8" x 4'8" (2.03m" x 1.42m")



Fitted with a smart white suite comprising: Bath with thermostatically controlled shower over. Concealed low level wc and wall hung wash hand basin. Chrome heated towel rail, ceiling spotlights, extractor fan and generously tiled walls and flooring. Velux window.