

Rear Garden



Enclosed by a combination of timber fence panels and walling, this lovely garden consists of a paved patio immediately off the property which leads onto the main area that is laid to lawn with a plethora of established plants, shrubs and hedgerow. To the side of the property there is a gravelled area along with a gate leading you to the front of the property.



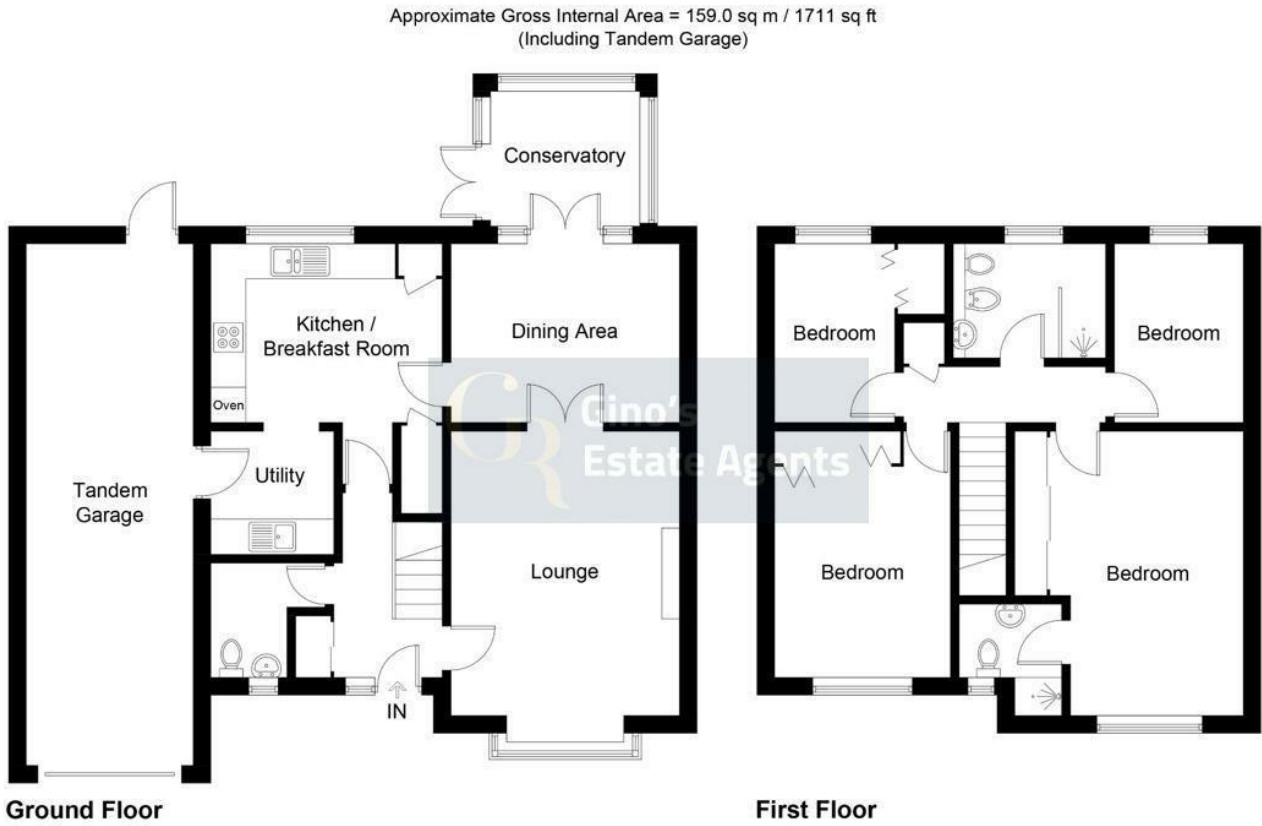
Front Garden

A block paved driveway provides off-road parking for 2 cars. There is a further gravelled area with shrubs along with an area laid to lawn screened by hedgerow. Access to the rear garden via a side gate.

Large Garage

26'2" x 19'6" x 9'3" (8'60 x 2.83)

Accessed via an electric roller door. Light and power connected. Wall mounted combination boiler. Loft storage space. Door to the rear garden



Approximate Gross Internal Area = 159.0 sq m / 1711 sq ft
(Including Tandem Garage)

For illustrative purposes only. Not to scale. ID1110526
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: 1711.00 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.



Ginos Estate Agents

Court Barn Church Lane, Tickenham, BS21 6SD

T. 01275 540 176 | sales@ginosproperties.co.uk

ginosproperties.co.uk



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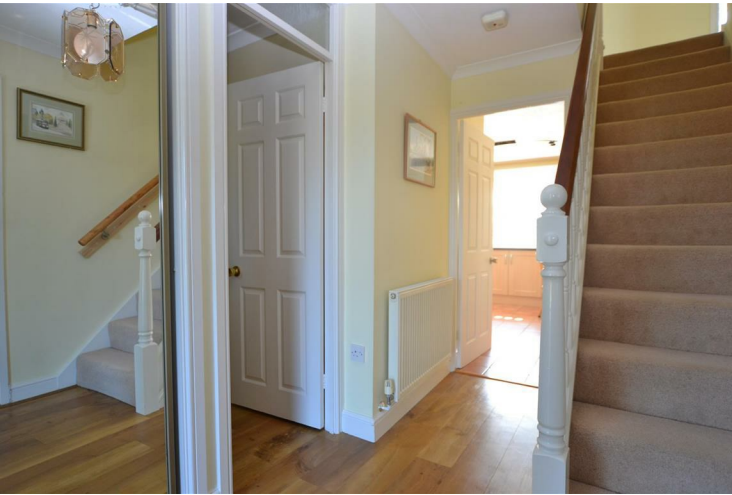
2 Briar Close, Nailsea, North Somerset, BS48 1QG

£550,000

NO ONWARD CHAIN. An exceptional detached family home, located in this quiet cul de sac, presented in lovely condition throughout, ideal for those looking to move swiftly. Situated close to the excellent schools, the town centre and open parkland, this light and airy home benefits from a superb Garden Room extension, a larger than average garage and has a fabulous outlook from most of the first-floor windows over an open green. Offering potential to extend further as others have done in the road subject to any permissions required, the layout briefly comprises; Entrance Hall, Cloakroom, Lounge, Dining Room, Garden Room, Kitchen and Utility Room. On the first floor there are 4 Bedrooms - the main Bedroom having an En Suite Shower Room and a Family Bathroom whilst externally there are gardens to the front and rear, a good-sized garage and driveway parking. EPC rating - C.

Ground Floor

Entrance Hall



Entered via a UPVC double glazed door with glazed side panel. Stairs ascending to the first-floor accommodation. Radiator, alarm panel, ceiling coving, Karndean flooring which runs through into the Cloakroom and double storage cupboard with sliding mirrored doors.

Cloakroom

Fitted with a white suite comprising: Low level close coupled wc and vanity unit with inset wash hand basin. Radiator, ceiling coving and UPVC double glazed window to the front.

Lounge

15'11" x 12'8" (4.86 x 3.88)



A lovely sized, light room with UPVC double glazed walk-in bay window to the front. Feature electric fireplace with stone surround and hearth. Ceiling coving, radiator, 2 ceiling roses and TV point. Glazed double doors into the Dining Room.



Dining Room

12'8" x 9'10" (3.88 x 3.01)



Glazed double doors into the Garden Room. Radiator, Karndean flooring and ceiling coving.

Garden Room

8'3" x 7'6" (2.54 x 2.30)



A fabulous addition to the property, of UPVC double glazed construction with dwarf walls, pitched insulated ceiling, ceiling spot lights and 2 Velux windows. Tiled flooring. French doors lead you out to the rear garden.

Kitchen/Breakfast Room

12'10" x 10'0" (3.93 x 3.05)



Fitted with a comprehensive range of wall and base units with roll edge worksurfaces and tiling to splashback. Inset one and a half sink with drainer and mixer tap. Fitted electric oven, grill with 4 ring gas hob. Tiled flooring, radiator and space for a table. Useful understairs storage cupboard. UPVC double glazed window to the rear. Archway to the Utility Room.



Utility Room

6'10" x 6'9" (2.09 x 2.08)

Fitted with a range of matching wall and base units as those in the Kitchen with roll edge worksurfaces over. Inset stainless steel sink with drainer and mixer tap. Space and plumbing for an automatic washing machine, upright fridge freezer and additional under counter freezer. Tiled flooring, chrome heated towel rail and door into the garage.

First Floor Landing

Doors to all Bedrooms and Bathroom. Access to the loft.

Bedroom 1

15'11" x 9'11" (4.86 x 3.03)



A fabulous sized room with plenty of storage consisting of built-in wardrobes with sliding mirrored doors, overhead storage units with matching bedside cabinet and chest of drawers. Radiator, TV point and a UPVC double glazed window to the front with a lovely outlook. Door to the En Suite.

En Suite Shower Room

Fitted with a white suite comprising: Tiled shower cubicle with thermostatically controlled shower over. Concealed Low level wc and vanity unit with inset wash hand basin. Chrome heated towel rail, shaver point and UPVC double glazed window to the front.

Bedroom 2

11'5" x 9'10" (3.49 x 3.01)



UPVC double glazed window to the front with a lovely outlook. Built-in double storage cupboards. Radiator.

Bedroom 3

9'10" x 6'8" (3.02 x 2.05)



UPVC double glazed window to the rear. Built in storage cupboard. Radiator.

Bedroom 4

10'0" x 7'3" (3.05 x 2.21)

UPVC double glazed window to the rear. Radiator.

Shower Room

8'6" x 6'4" (2.61 x 1.94)



Fully tiled and fitted with a white suite comprising: Large walk-in shower enclosure with glass screen and thermostatically controlled shower over. Concealed low level wc, wash hand basin and bidet. Radiator and chrome heated towel rail. UPVC double glazed window to the rear.

Outlook

