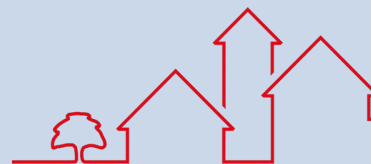




18 Harptree Close, Nailsea

Guide Price **£675,000**



Parker's

Estate Agents & Property Lettings



18 Harptree Close

Nailsea, Bristol

This appealing and thoughtfully extended detached property offers everything a family could wish for, blending comfort, style, and practicality in a sought-after cul-de-sac location.

Upon entering, you're welcomed by a versatile conservatory with underfloor heating—ideal for coats, boots, or simply enjoying the morning sun. Step into the spacious entrance hall, where to the right you'll find the inviting lounge, spanning the full length of the house. This room features a dual-fuel log burner, an air-conditioning unit for warm summer days, and sliding doors that open onto the rear garden.

At the rear of the property, there's a second reception room, perfect as a home office or playroom. On the left, the show-stopping open-plan kitchen, dining, and family room truly stand out, complete with a range cooker, kitchen island, and Karndean flooring. The front area houses a useful utility room, while the dining space to the rear features doors opening onto the garden, making it ideal for entertaining. A convenient downstairs cloakroom completes the ground floor.

Upstairs, the spacious landing leads to five bedrooms, including four generously sized doubles and a single. The primary bedroom boasts a dressing area and ensuite, while Bedroom Two enjoys access to a Jack-and-Jill bathroom. Several bedrooms feature built-in storage, and there is also a contemporary family bathroom.

A Delightful and Spacious 5-Bedroom Family Home at 18 Harptree Close

18 Harptree Close

Nailsea, Bristol

Externally, the property is approached through a picket fence and stable gate, with a lawned front garden and paved driveway offering ample parking, including EV charger installation. The beautifully landscaped rear garden is a delight, accessible from multiple points in the house. It features a patio area, raised lawn, shed, and vibrant borders with apple trees, honeysuckle, and even a traffic light tree! Side access adds further convenience.

Situated in a sought-after cul-de-sac with direct access to Morgans Hill Parkland and convenient proximity to excellent schools and amenities, this home promises an outstanding lifestyle.

The vendor has already secured their onward purchase, positioning this property perfectly for a smooth transaction.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Entrance Conservatory

9' 6" x 18' 4" (2.90m x 5.60m)

Hallway

15' 1" x 4' 11" (4.60m x 1.50m)

Kitchen/Diner/Family Room

34' 5" x 13' 9" (10.50m x 4.20m)

Utility Room

10' 10" x 3' 3" (3.30m x 1.00m)

Lounge

21' 4" x 12' 10" (6.50m x 3.90m)

Playroom/2nd Reception

8' 10" x 12' 2" (2.70m x 3.70m)

WC

6' 3" x 3' 7" (1.90m x 1.10m)

Landing

6' 3" x 17' 9" (1.90m x 5.40m)

Bedroom 1

11' 6" x 10' 6" (3.50m x 3.20m)

En-suite 1

9' 6" x 5' 3" (2.90m x 1.60m)

Dressing Room

Bedroom 2

9' 2" x 6' 3" (2.80m x 1.90m)

En-suite 2

5' 11" x 6' 7" (1.80m x 2.00m)

Bedroom 3

11' 2" x 9' 10" (3.40m x 3.00m)





Bedroom 4

9' 6" x 12' 6" (2.90m x 3.80m)

Bedroom 5

11' 6" x 5' 11" (3.50m x 1.80m)

Bathroom

8' 2" x 6' 3" (2.50m x 1.90m)

Front Garden

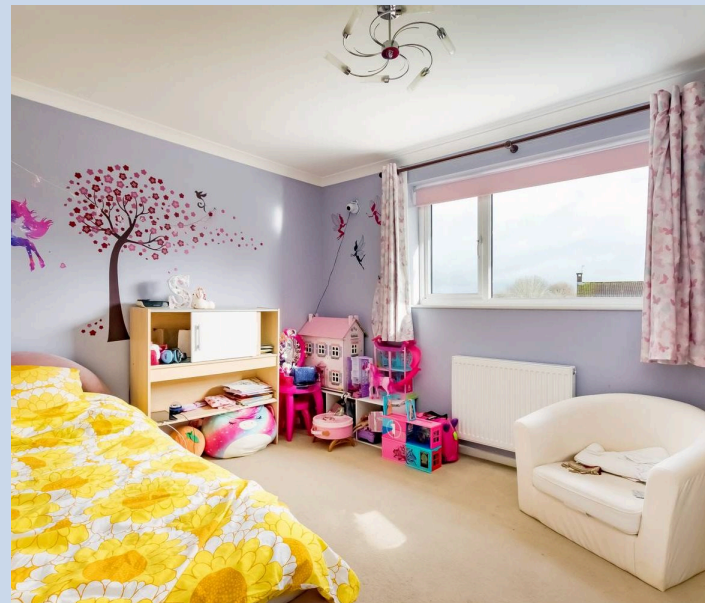
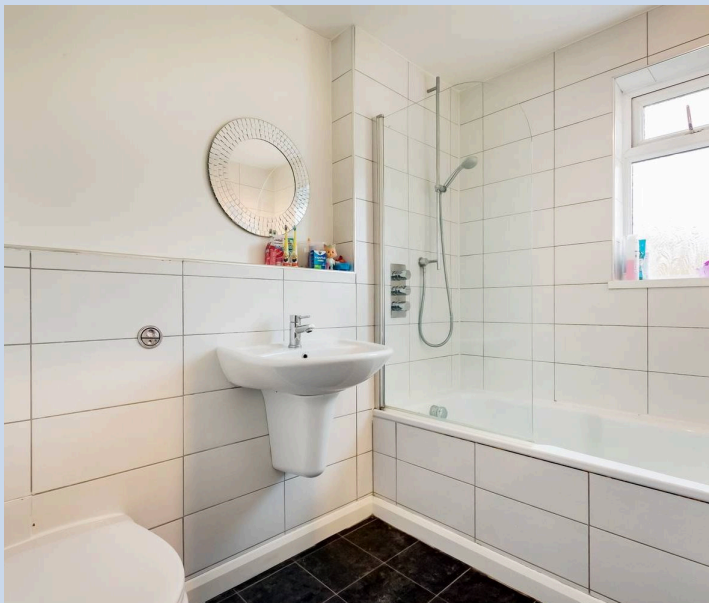
Rear Garden

Off street

4 Parking Spaces

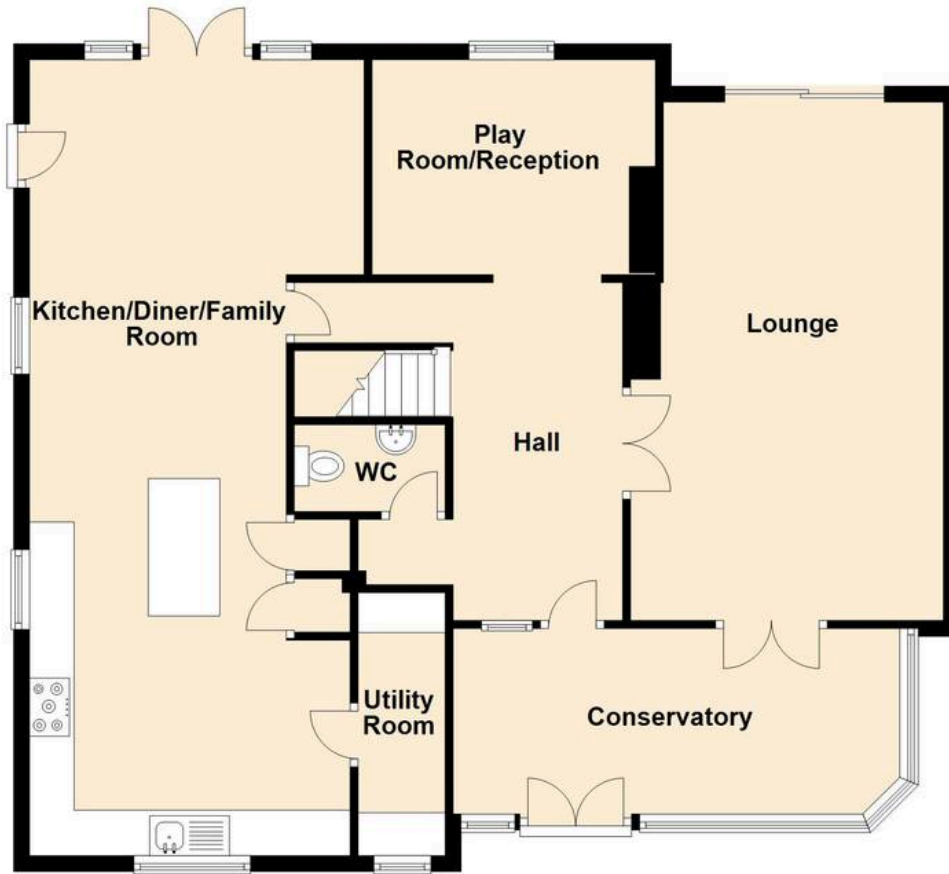
LOCATION:

Nailsea is a popular, family-friendly commuter town located 8 miles southwest of Bristol. It offers excellent transport links, including a shared railway station with Backwell, providing direct services to Bristol and London. The town is home to a secondary school with specialist status in Technology and Media Arts, as well as several primary and infant schools, playgroups, and a special needs school, Ravenswood. Nailsea's shopping centre provides a variety of amenities, including banks, cafes, shops, and healthcare services. The town features a diverse range of properties, from charming village cottages to modern executive homes, catering to various preferences and needs.





Ground Floor



First Floor



Sketch plan for illustrative purposes only
Plan produced using PlanUp.

18 Harptree Close, Nailsea



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IMPORTANT NOTICE

For clarification, we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please contact the office prior to viewing the property.

