



33 Riverway, Nailsea

Guide Price £650,000



Parker's

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33 Riverway

Nailsea, Bristol

This gorgeous home has everything to offer. From the moment you arrive, you are greeted by a large front garden with a neatly maintained lawn and a charming seating area. The property also benefits from ample parking, with the potential to expand if desired. The striking white render and wood-effect cladding set the tone for the stylish interior that awaits.

Step inside the spacious hallway, where glass Crittall-style double doors lead into a breathtaking open-plan kitchen and family room, laid with engineered oak flooring. The well-equipped kitchen boasts modern appliances, two ovens, and a central island, making it the perfect space for both cooking and entertaining. The expansive glass doors on the rear and side walls flood the space with natural light, seamlessly connecting the indoors to the garden. A contemporary log burner, elegantly positioned in the corner, adds warmth and character.

To the right, a dining area opens onto the patio, while to the left, you'll find a utility room and a versatile third reception room, currently used as a hobby space but also suitable as a fifth bedroom. A downstairs shower room and garage access complete the ground floor.

33 Riverway

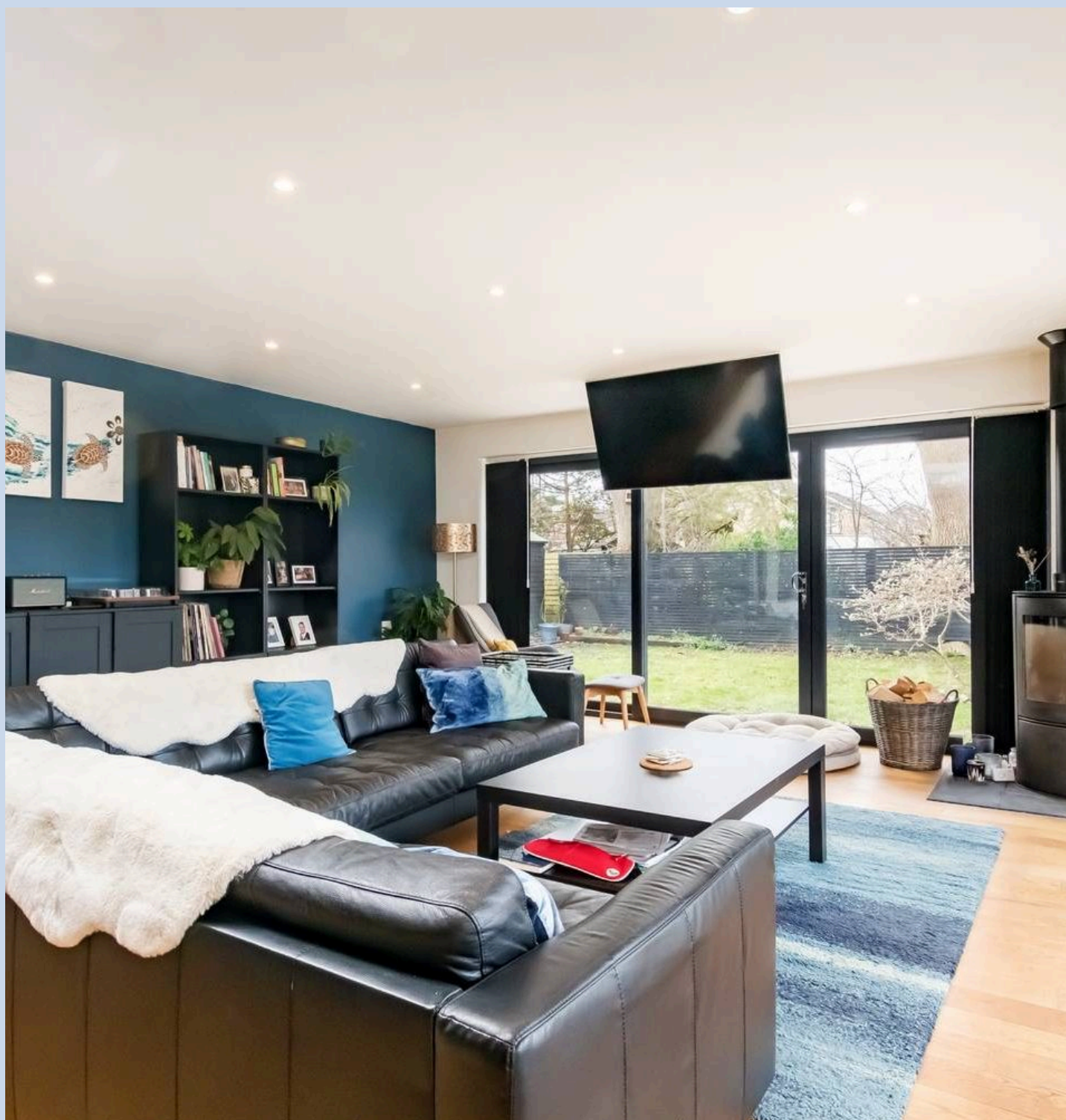
Nailsea, Bristol

At the front of the house, the cosy lounge features another log burner, creating the perfect retreat. A separate study provides a quiet workspace, ideal for those working from home.

Upstairs, the spacious landing leads to a stunning main bedroom, complete with large windows on one side and French doors on the other, allowing natural light to pour in. The luxurious en-suite features a freestanding bath, adding a touch of elegance. There are three additional double bedrooms, two of which boast high vaulted ceilings, enhancing the home's charm and character. A modern family bathroom completes the upper level.

The rear garden is just as impressive, with access from both the family and dining rooms leading to a patio with a seating area, perfect for outdoor entertaining. The garden features a lawn, a tucked-away vegetable patch, a summerhouse, and side access. The west-facing garden enjoys plenty of afternoon sun and stunning sunsets, making it a truly relaxing outdoor space.

There is also a garage that offers plenty of extra storage space, ideal for keeping household items, tools, and outdoor equipment neatly tucked away.



Entrance Hall

Kitchen/Family Room

28' 11" x 15' 7" (8.81m x 4.74m)

Dining Room

13' 4" x 11' 3" (4.07m x 3.44m)

Utility

11' 6" x 4' 11" (3.50m x 1.50m)

Bedroom 5/Reception

12' 11" x 8' 3" (3.94m x 2.52m)

Downstairs Shower Room

Reception/Lounge

17' 9" x 11' 11" (5.40m x 3.63m)

Study

7' 11" x 7' 10" (2.42m x 2.39m)

Landing

Bedroom 1

En-suite

8' 10" x 6' 3" (2.70m x 1.90m)

Bedroom 2

13' 1" x 11' 8" (3.98m x 3.56m)

Bedroom 3

13' 1" x 11' 8" (3.98m x 3.56m)

Bedroom 4

11' 3" x 8' 6" (3.44m x 2.58m)

Family Bathroom

6' 7" x 5' 7" (2.00m x 1.70m)





FRONT GARDEN

REAR GARDEN

Off street

3 Parking Spaces

Garage/Store 4.31m x 3.33m (12'2" x 10'11")

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

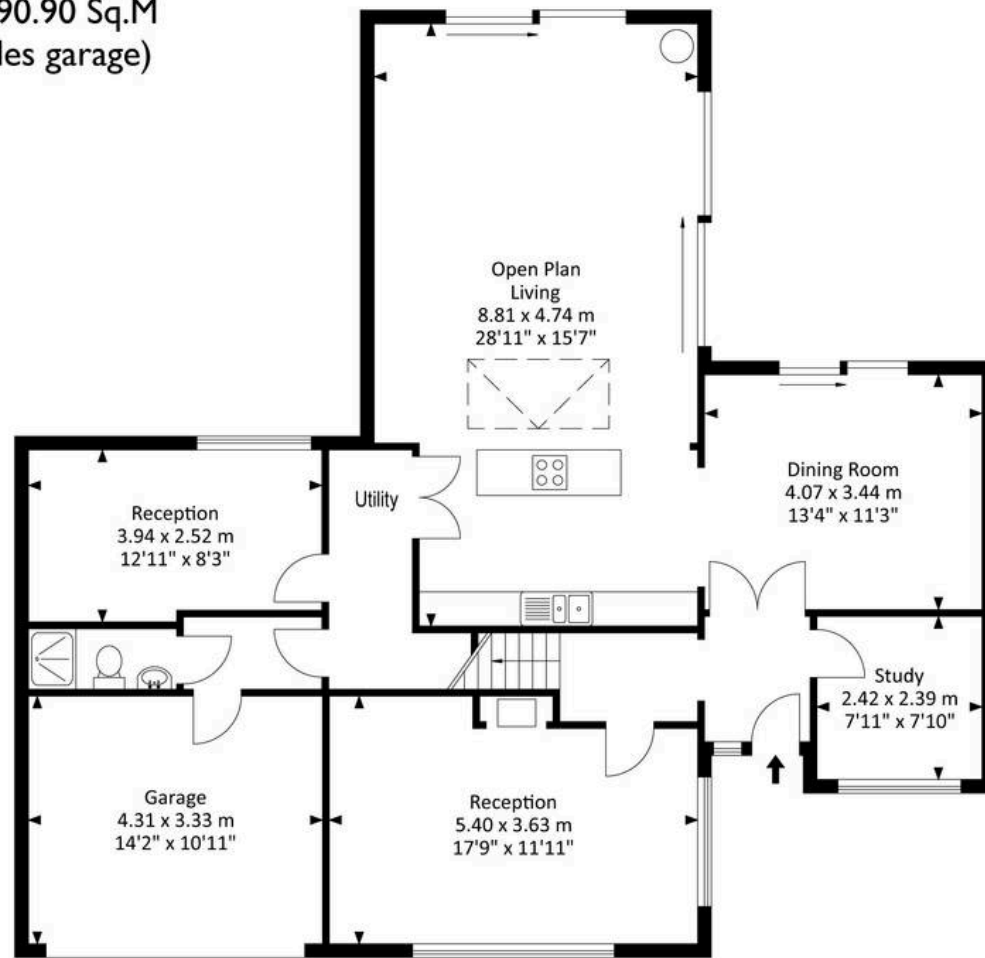
LOCATION:

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.

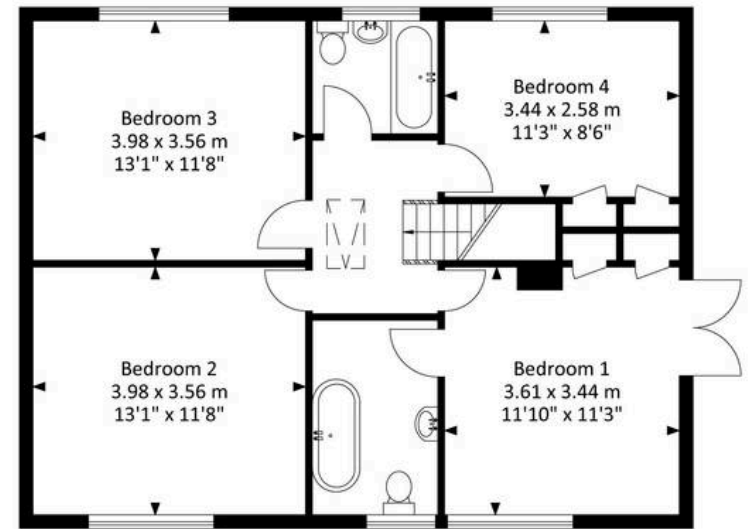


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Approx. Gross Internal Area
2054.70 Sq.Ft - 190.90 Sq.M
(Total area includes garage)



Ground Floor



First 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.



Parker's Estate Agents

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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.

