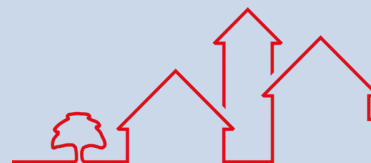




11 Heathfield Way, Nailsea

Guide Price £514,500



Parker's

Estate Agents & Property Lettings



11 Heathfield Way

Nailsea, Bristol

This gorgeous 3-bedroom detached bungalow has been recently refurbished by the current owners and enjoys a prime position just one road away from Nailsea Shopping Centre, offering a variety of local shops and supermarkets. It's also just a short walk to Golden Valley Primary School, making it ideal for families or downsizers alike.

The property is immaculate, with ample parking to the front, a garage, an entrance porch, and a long hallway featuring stylish parquet-style effect flooring and crisp white walls. To the right, you'll find a spacious lounge with large windows, contemporary colours, and a bright, modern feel.

Behind is a recently refurbished kitchen and breakfast room, boasting deep blue units, quartz worktops, plenty of storage, integrated appliances, and parquet-style effect flooring. The kitchen overlooks the garden and provides access to a utility room, which leads to the garden and the rear of the garage.

At the front of the house is the main bedroom, decorated in neutral tones with stylish wood panelling and a large window. Adjacent is another double bedroom, and to the rear is a further bedroom painted in a pretty colour, with French doors opening to the garden. This room offers flexible accommodation and could easily be used as an office, home business space, or separate dining room.

11 Heathfield Way

Nailsea, Bristol

The property also benefits from a beautifully refurbished bathroom featuring oversized tiles, a bath with a shower, and a sleek vanity unit that complements the stylish feel of the home.

The rear garden has been thoughtfully landscaped, with steps leading up to a raised patio area, a lovely lawn, and sleeper rails at the back with a variety of plants, a blossom tree, and shrubs. To the left, there is a dedicated children's play area, and a side return provides access to a storage shed and side entrance.

This wonderful property offers versatile living space in a sought-after location

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



Porch

5' 11" x 4' 11" (1.80m x 1.50m)

Hall

17' 1" x 4' 11" (5.20m x 1.50m)

Lounge

11' 10" x 14' 9" (3.60m x 4.50m)

Kitchen/Breakfast Room

10' 6" x 14' 9" (3.20m x 4.50m)

Utility Room

6' 11" x 6' 7" (2.10m x 2.00m)

Bedroom 1

11' 2" x 13' 1" (3.40m x 4.00m)

Bedroom 2

8' 10" x 13' 1" (2.70m x 4.00m)

Bedroom 3/Reception

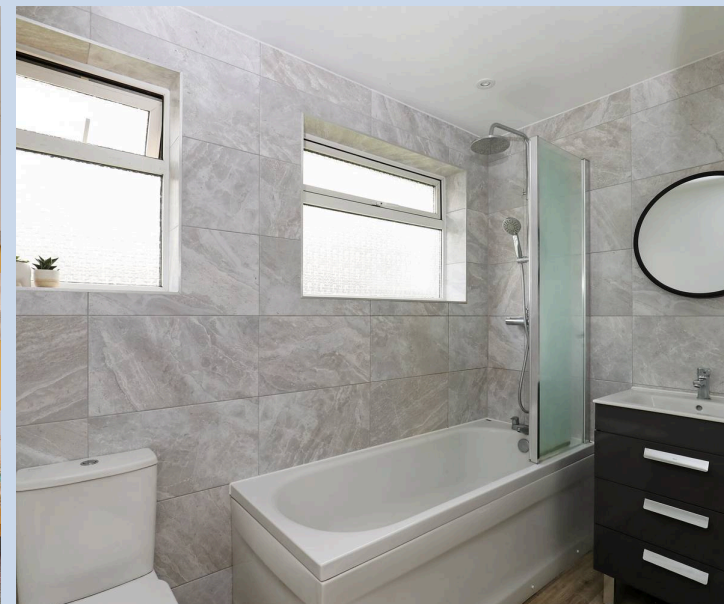
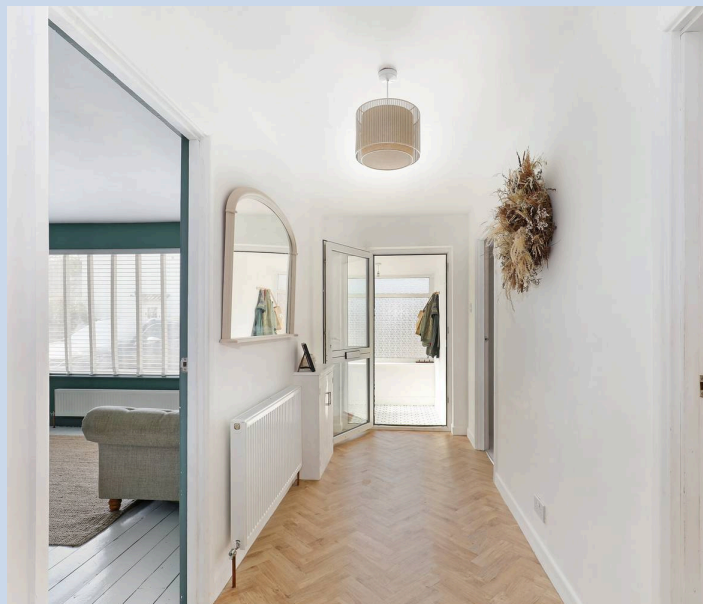
9' 2" x 9' 6" (2.80m x 2.90m)

Bathroom

5' 3" x 8' 6" (1.60m x 2.60m)

Garage

15' 9" x 7' 7" (4.80m x 2.30m)





GARDEN

REAR GARDEN

Off street

3 Parking Spaces

Garage

Single Garage

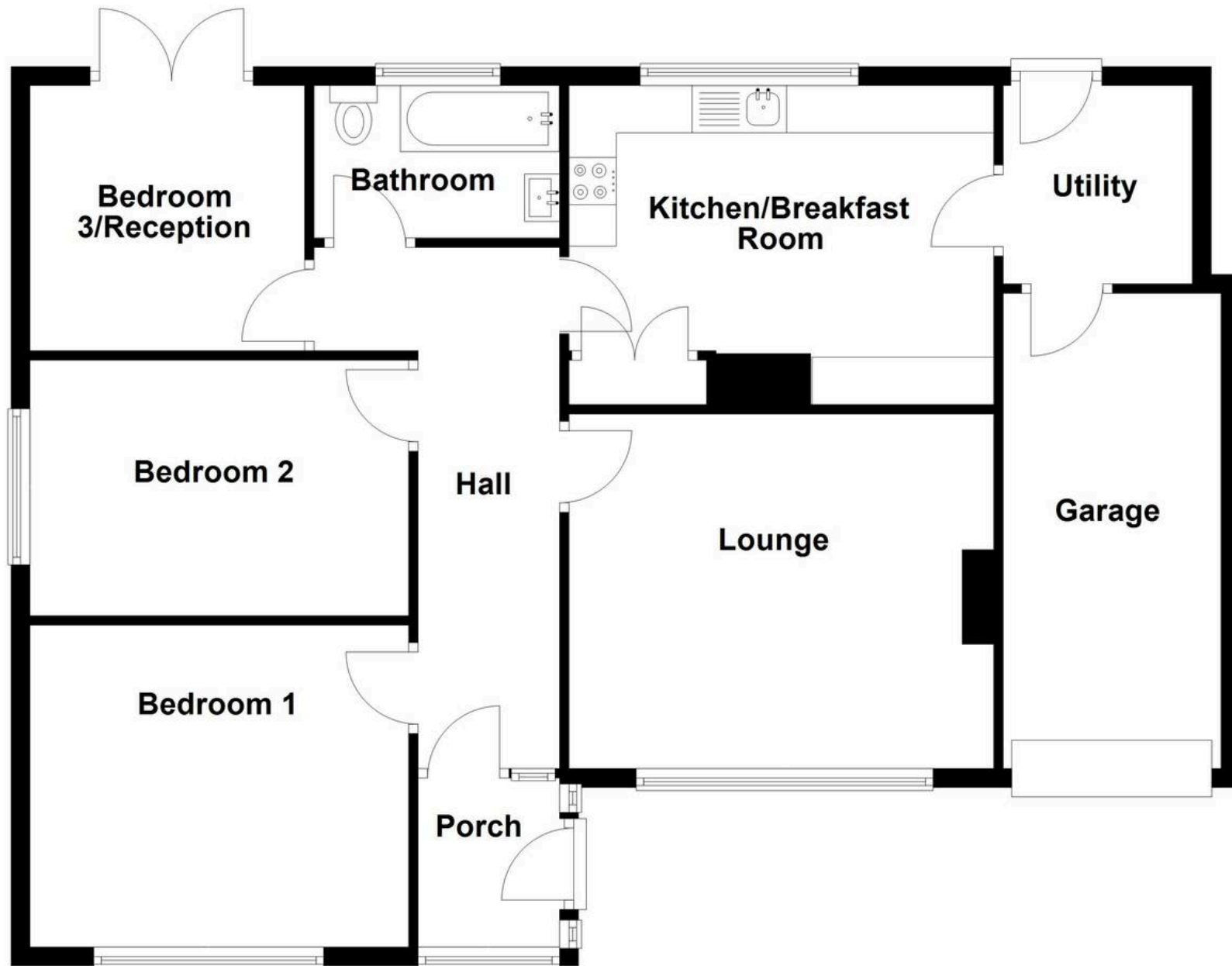
Nailsea:

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



11 Heathfield Way, Nailsea



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.

