



17 Chapel Barton, Nailsea

Guide Price £525,000



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17 Chapel Barton

Nailsea, Bristol

As you approach the double-gated entrance, a gravel driveway offers ample parking space, complemented by a neatly landscaped lawn and garden that provides a high degree of privacy. To the side, a decked area with seating offers the perfect spot for family gatherings and enjoying the outdoors.

Step inside to find a stylish kitchen with Howden units in neutral colours, solid oak worktops, porcelain floor tiles, integrated appliances, and plenty of storage space. At the end of the kitchen, a dining area with French doors opens up to another charming garden area. To the front of the kitchen is the utility area, finished to the same high standard with matching work units, ample storage, a sink, and integrated appliances – everything you need to keep the home well-organised.

The lounge, painted in deep, rich colours, features a large front-facing window that offers lovely views of the garden. This spacious room provides a perfect space to relax and unwind. Adjacent to the lounge is a double bedroom, currently used as an office. Towards the rear of the property are three further bedrooms.

The main bedroom is a true haven—spacious, cosy, and decorated in warm tones, with wooden flooring that enhances the room's character. It also offers views and direct access to the garden, creating the perfect spot to enjoy a Sunday morning with a coffee, the door open to listen to the birds sing. The main bedroom benefits from an en-suite bathroom, while a family bathroom

A Well-Loved and Contemporary 4-Bedroom Bungalow with Appealing Accommodation

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serves the other rooms. Both bathrooms are finished to a high standard, maintaining the same style and quality throughout the home. With no further upgrades needed, the entire home is ready to move into.

The rear garden, fully enclosed with hedges and fences to offer complete privacy, features a lawn area perfect for outdoor relaxation. The sun rises to the rear of the property and tracks across the house, giving you the option to enjoy either sun or shade throughout the day. There is also a garage for a car or additional storage, providing extra convenience.

This property offers a well-maintained, modern living space in a peaceful and private setting, ready for its new owners to move in and enjoy right away.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D



Lounge

15' 9" x 12' 2" (4.80m x 3.70m)

Kitchen/Diner

20' 4" x 9' 2" (6.20m x 2.80m)

Utility Room

8' 10" x 9' 2" (2.70m x 2.80m)

Study/Bedroom 4

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

Bedroom 1

17' 9" x 10' 10" (5.40m x 3.30m)

En-suite

5' 3" x 4' 11" (1.60m x 1.50m)

Bedroom 2

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

Bedroom 3

10' 6" x 8' 10" (3.20m x 2.70m)

Bathroom

6' 11" x 5' 3" (2.10m x 1.60m)

Garage

15' 1" x 9' 10" (4.60m x 3.00m)





FRONT GARDEN

REAR GARDEN

GARDEN

Garage

Driveway

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.





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Approx. Gross Internal Area
1266.10 Sq.Ft - 117.60 Sq.M
(Total area includes garage)



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.

