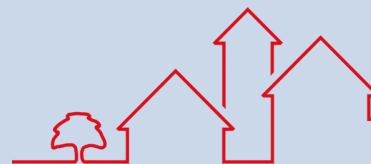




22 Chancel Close, Nailsea

Guide Price £420,000



Parker's

Estate Agents & Property Lettings



22 Chancel Close

Nailsea, Bristol

Beautiful 4-bed detached home in Nailsea. Spacious living area, modern kitchen, master bed with en-suite. South-facing garden, garage, off-street parking. Close to schools, shops and transport.

Set in a sought-after location in Nailsea, this beautifully presented **four-bedroom detached family home** offers generous living space, modern comfort, and excellent outdoor features.

The ground floor boasts a bright and welcoming entrance hall, leading to a well-proportioned living room, a separate dining area, and a modern kitchen with ample storage and workspace. Upstairs, there are four good-sized bedrooms, including a **master bedroom with en-suite shower room**, as well as a stylish family bathroom.

Outside, the property enjoys a **south-facing rear garden**, perfect for entertaining or relaxing in the sunshine. A **garage and off-street parking** provide practical convenience, making this an ideal choice for families.

Well located for local schools, shops, and transport links, this home offers the perfect blend of space, comfort, and lifestyle.

22 Chancel Close

Nailsea, Bristol

NAILSEA:

Nailsea, a historic town in North Somerset that blends history, modern amenities, and natural beauty. Nestled in picturesque countryside, it offers rural tranquillity with easy access to urban conveniences. The bustling town centre features shops, supermarkets, and local businesses, alongside a mix of historic and contemporary architecture. Nature lovers can enjoy parks, gardens, and nearby reserves, with Ashton Court and Tyntesfield House just a short drive away. Nailsea has excellent transport links by bus, road, and train, along with good schools and community events, making it a great place for families and visitors alike.



Hallway

7' 10" x 3' 5" (2.40m x 1.04m)

Lounge

19' 9" x 10' 7" (6.03m x 3.22m)

Kitchen / Diner

19' 0" x 7' 9" (5.80m x 2.36m)

Downstairs WC

7' 11" x 2' 9" (2.42m x 0.85m)

Garage

17' 9" x 8' 9" (5.40m x 2.66m)

Bedroom 1

10' 3" x 12' 7" (3.13m x 3.83m)

Ensuite

4' 9" x 4' 6" (1.45m x 1.36m)

Bedroom 2

10' 3" x 11' 4" (3.13m x 3.45m)

Bedroom 3

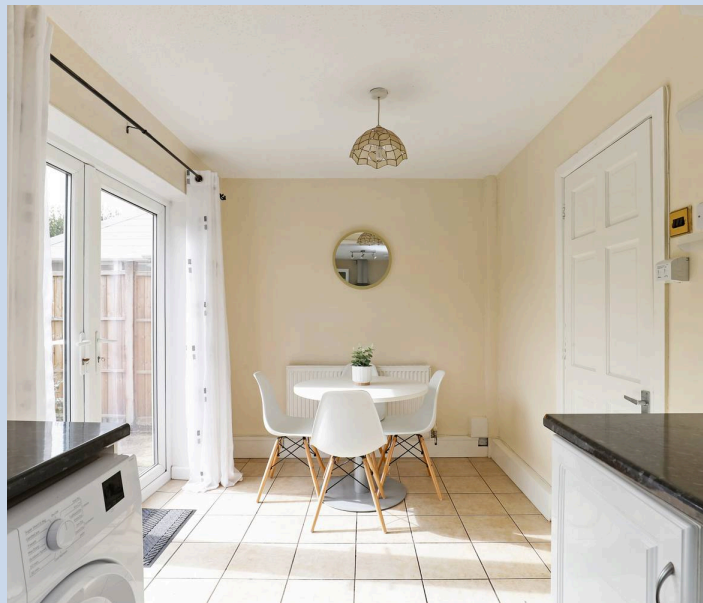
8' 10" x 7' 11" (2.70m x 2.41m)

Bedroom 4

7' 7" x 8' 7" (2.30m x 2.62m)

Bathroom

7' 9" x 5' 8" (2.36m x 1.72m)





REAR GARDEN

FRONT GARDEN

Garage
Single Garage

Off street

1 Parking Space



Council Tax band: D

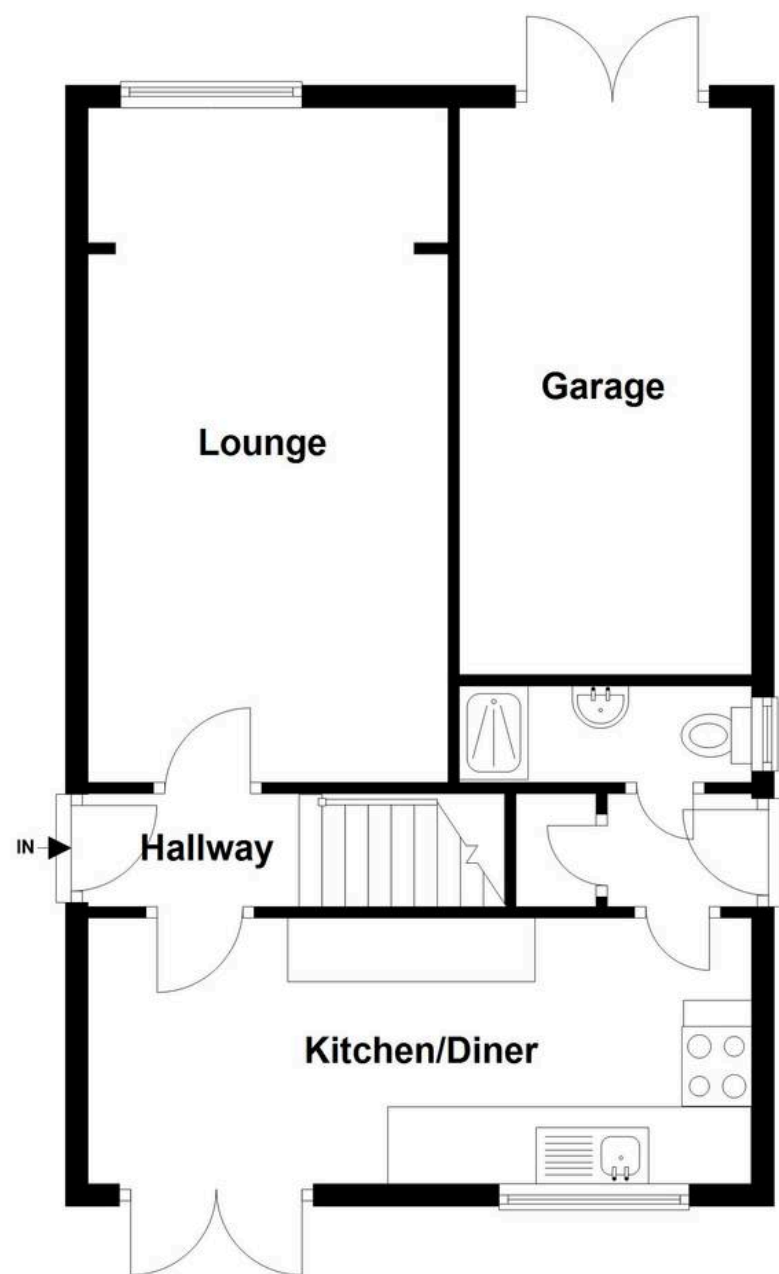
Tenure: Freehold

EPC Energy Efficiency Rating: D

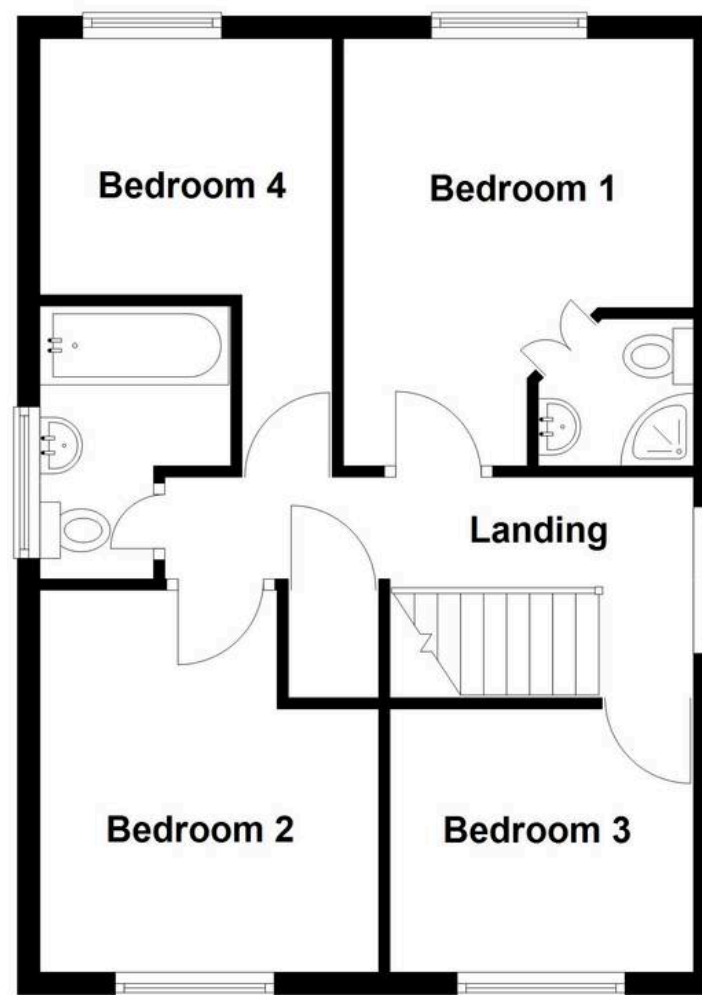
EPC Environmental Impact Rating: E



Ground Floor



First Floor



22 Chancel Close, 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.

