

FREEHOLD



House - Detached

# I FOUR ACRES CLOSE, NAILSEA, BRISTOL, BS48 4YF

Offers Over

£500,000

## FEATURES

- In Need of Renovation
- Potential to Extend
- Location In Sought-After Road
- 3 Receptions
- 3 Bedrooms
- Large Corner Plot



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# 3 Bedroom House - Detached located in Nailsea

## Main Description

A SUPER HOME IN NEED OF RENOVATION IN A SUPERB LOCATION! This is a rare and excellent opportunity to make your own mark and create an amazing family home. Many of the neighboring properties have been extended, either over one or two storeys, and the potential to do that with this original style property is certainly there (subject to planning consent of course).

Four Acres Close off The Perrings, is a highly regarded position on the edge of Nailsea. The house is available for the first time in over 40 years and is very pleasantly situated in a large corner plot in this peaceful cul-de-sac of similar properties built in the 1980s.

As it is, this is a delightful 3 bedroom detached home offering an attractive entrance hall with cloakroom off, a spacious living room, dining room, kitchen, utility room and conservatory. On the first floor there is a large main bedroom with shower ensuite , two other bedroom and a family bathroom. There are lovely views of open fields and farmland to the front

As the property is located in a large corner plot the gardens all enjoy a high degree of privacy whilst benefiting from the sun throughout the day.

The driveway to the front has off street parking for several vehicles leading to the garage

Close by for lovely walks, is Backwell Lake and open farmland. The excellent shopping facilities, amenities and schools within Nailsea town centre are also all within easy walking distance.

Your viewing is ENTHUSIASTICALLY ENCOURAGED - homes in this particular road are sought-after!

## Living Room

19'4" x 11'8"

## Dining Room

18'8" x 14'4"

## Conservatory

9'5" x 7'0"

## Kitchen

14'8" x 9'8" m

## Utility Room

12'8" x 6'2"

## Downstairs WC

## Bedroom 1

17'10" 11'8"

## Bed 1 Ensuite

6'6" x 4'11"

## Bedroom 2

10'11" x 8'2"

## Bedroom 3

9'8" x 5'4" m

## Bathroom

9'10" x 5'4" m

## Garage

16'7" x 8'7"

## Location

Four Acres Close is well placed for nearby parkland, good primary schools and Nailsea School which is according to OFSTED now on par with nearby Backwell School. The town centre amenities are also within easy reach with a good range of shopping, health centres and a Gym.

For the commuter, the railway station is within walking distance and there is good road and cycle links to other major centres in the area with the City of Bristol just 8 miles away.



Call us on

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Council Tax Band

E

| Energy Efficiency Rating                    |         |                            |
|---|---------|----------------------------|
|   | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         | 81                         |
| (81-91) B                                   |         |                            |
| (69-80) C                                   |         |                            |
| (55-68) D                                   | 67      |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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