



A much loved 3 bedroom family home enjoying a quiet position in this sought after close off The Perrings with a private south facing rear garden, an additional area of garden to the side, a drive and garage.



43 Shaftesbury Close, Nailsea, North Somerset. BS48 2QJ

Offers in excess of £329,950 - Freehold

A very well proportioned 3 bedroom family home that stands in a quiet setting in this favoured cul de sac off The Perrings. The house offers a larger plot with a private south facing rear garden and an area of garden to the side of the house together with a drive and garage.

The layout of the house flows nicely and the design is light and airy with the entrance hall opening to a spacious living room that takes advantage of a more open outlook to the front over a tree lined avenue. The separate dining room overlooks the south facing rear garden with patio door opening to the paved terrace. A door leads through to the kitchen though there is potential to remove the wall between the two rooms to create a full width open plan kitchen diner if preferred.

The kitchen offers a good range of wall and floor cupboards and ample granite effect laminated worksurfaces with an inset 1½ bowl stainless steel sink unit and a matching inset gas hob with a chimney hood above and a built under electric oven-grill. There is plumbing for a washing machine, space for an upright fridge freezer and a door and window opening to and overlooking the rear garden.

Heading upstairs, the landing is illuminated by a window to the side, while there is a loft hatch to access



the ¾ boarded insulated loft, a built in airing cupboard and doors opening to the bathroom and all three bedrooms.

The bathroom has been updated in recent years with a contemporary white suite that includes a “P shape” shower bath and fitted vanity units with storage.

The bedrooms are all of good proportions with two double rooms and a single bedroom with the principal bedroom having built in wardrobes.

Outside:

The garden at the front has been designed for ease of maintenance and is mostly gravelled with shrub borders and a paved path leading to the front door.

The rear garden is also easily managed with an extensive paved patio and an “Astroturf lawn” all screened by timber panel fencing with a mature Laurel hedge adding to the privacy of the position. Contrasting paving continues to the side to form a sheltered courtyard barbeque area.

A gate opens to the drive that provides parking and a door opens to the detached **Garage** with an up and over door, light, power and a pitched, tiled roof. The garage has been converted to a workshop and storage but the internal partitioning can be removed if required.

Location: Shaftesbury Close is well placed for nearby parkland, good schools and within easy walking distance of the station. Nailsea offers a comprehensive range of facilities with a pedestrianised shopping centre, large Tesco and Waitrose supermarkets, while good road connections are available to the major centres in the area with Bristol just 8 miles away. Nailsea is on a Sustrans cycle network route with direct access to Bristol and a mainline railway connection is available with direct trains to London-Paddington, Bristol and Bath among the many destinations. The M5 motorway offers two junctions within 6 miles and the airport is also within easy reach, perfect for business and pleasure travel.

Services & Outgoings: All main services are connected. Full gas central heating through radiators. Double glazing. High speed broadband services are available including Superfast cable broadband with download speeds of 1Gb or higher. Council Tax Band B

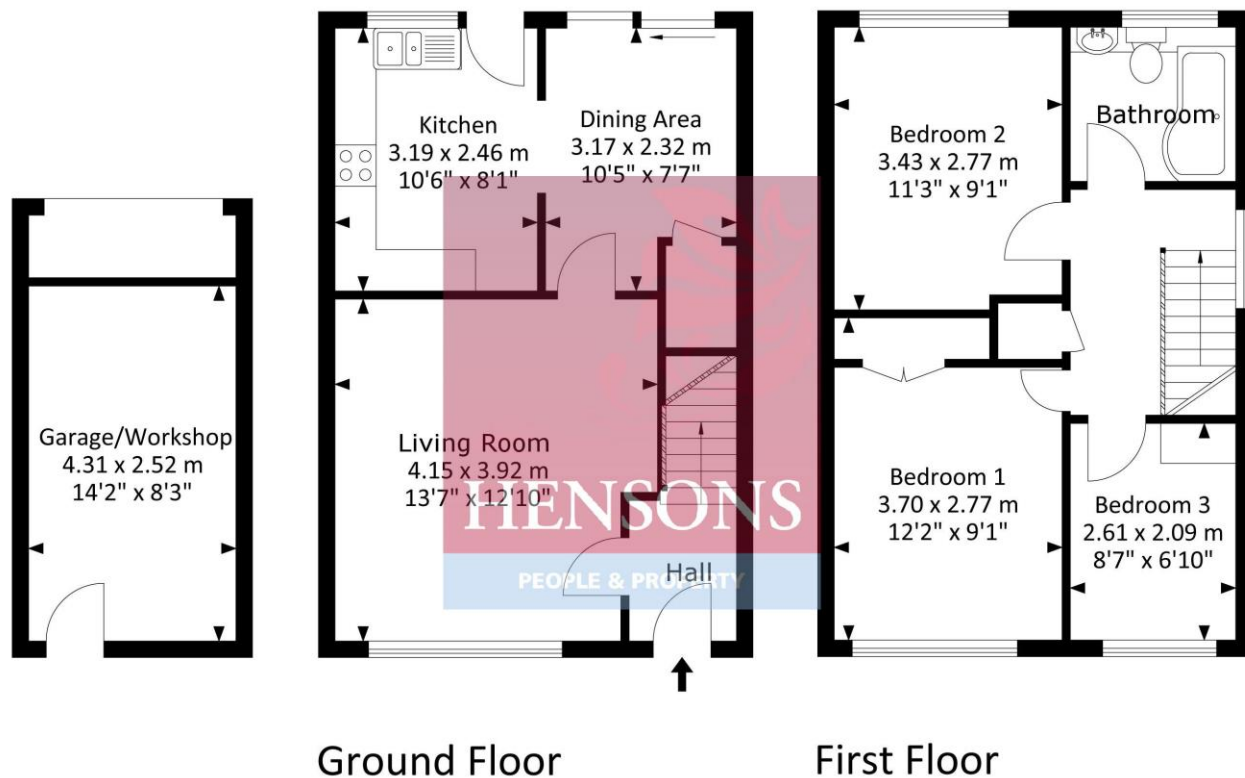


Energy Performance:

The house has been rated at band C-71 for energy efficiency. The full certificate is available on request at info@hbe.co.uk

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Viewing:

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