



A hugely flexible 5 bedroom home with outstanding annexe accommodation and level gardens in a great location that is ideally placed for schools, parkland and amenities.

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PEOPLE & PROPERTY

17 Nailsea Park, Nailsea, North Somerset BS48 1BA

£790,000 - Freehold

An exceptionally spacious and very well presented 5 bedroom detached family house that offers tremendously flexible accommodation including annexe accommodation with a connected, but self contained wing. The layout is perfect for an extended or blended family, or those with the requirement for high quality living space for a family member of a different generation.

Equally the self contained wing will work to provide particularly comfortable home office space for those running their businesses from here or just great entertaining space. There are so many other options too including high yield Air B&B style opportunities.

While the house is clearly adaptable, first and foremost the property is a lovely home that is impeccably decorated and beautifully updated with the improvements having been designed with real flair. Furthermore, the setting is tremendously convenient with Nailsea Park located perfectly for access to the highly regarded nearby schools, parks and town centre amenities that are barely a five minute walk away.

The facilities in Nailsea are comprehensive with a pedestrianised shopping centre, health centres, restaurants, cafes, large Waitrose and Tesco supermarkets and a monthly Farmers Market.

Nailsea is on a Sustrans cycle route with good access to Bristol, while for the commuter the city is just 8 miles away and there are good road connections and public transport services with regular buses to and from the town. In addition, there is a mainline railway station in the neighbouring village of Backwell with direct services to London – Paddington.



The Accommodation:

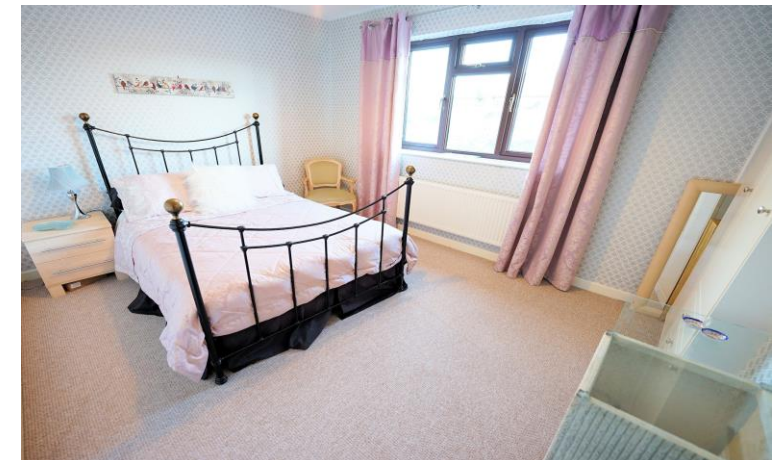
The welcoming reception hall has a feature staircase rising to the first floor, there are doors to the living room, the dining room, the kitchen and to a cloakroom WC. A very useful cupboard under the stairs is tucked away around the corner.

The dual aspect living room is very well proportioned and has sliding patio doors giving access to the rear garden. The second reception room, an elegant dining room is arranged to overlook the walled forecourt and out over Nailsea Park.

The superb kitchen has been updated and now has an excellent range of high gloss wall and floor cupboards together with deep pan drawers. There is a composite 1½ bowl sink with mixer tap over, an eye level oven with grill, a gas hob with feature extractor above and an integrated fridge and dishwasher.

A breakfast bar separates the kitchen from the linked breakfast area and utility area that has also been designed with many practical features including large larder cupboards with electric sockets allowing some kitchen devices to be concealed away so freeing up valuable countertop space. A door leads to an integral garage and there is also a comfy informal seating area with a door leading to the rear garden.

On the first floor, a generous landing opens to the bedrooms and the updated family bathroom that has a white suite comprising of a bath with shower over, back to wall WC and a hand basin set within a vanity unit. The landing has an airing cupboard housing the hot water cylinder, there is also a loft hatch.



Every bedroom is a double room and both wings of the house interconnect. The principal bedroom suite is a lovely light and spacious room with two windows overlooking the rear garden, two built-in wardrobes with sliding mirrored doors and very a spacious dressing area. The ensuite bathroom has large walk-in shower enclosure with electric shower, hand wash basin with vanity cupboard beneath, a WC and a towel rail radiator.

The annexe is well appointed and attractive with a highly contemporary feel. Downstairs the open plan living area contains kitchen, dining and a lounge area. The very well equipped kitchen certainly does not disappoint, finished with grey high gloss wall and floor cupboards with quartz countertops it comprises a one and a half bowl composite sink with mixer tap, an eye level oven together with integrated microwave above, integrated full size dishwasher and fridge. A washing machine is neatly concealed within a cupboard and a breakfast bar provides seating space. The kitchen area has electric under floor heating as well as a wall heater. A door leads to an integral garage and stairs rise to the first floor.

The open plan living room has is very attractive with a part vaulted ceiling and large sliding patio doors leading out to the patio and garden.

Upstairs the annex has in effect two very generous double bedrooms, one with an outlook to the front, the other with a view to the rear. The bathroom has a walk-in shower enclosure with a rain head shower, there is also a back to wall W.C. a large wash hand basin with vanity unit beneath and a towel rail radiator. The bathroom also has electric underfloor heating. Currently a door connects the annex with the landing of the main house, this could of course be removed (or just locked) to completely separate the two spaces.

Outside:

The house is approached via a 5 bar gate over a wide, level drive within a walled forecourt. The drive provides parking for several cars and leads to the two integrated **GARAGES** with, both with electric roller doors, lighting and power.

A gate on one side gives access to the rear garden which is designed for ease of maintenance. Two large, shaped patios create attractive seating areas, there is also a level lawn with mature borders enclosed by timber panel fencing and walling that offers a high degree of privacy.

Services & Outgoings:

All main services are connected. Telephone connection. Main house: gas fired central heating through radiators, annex: electric heating. Full double glazing. High speed ADSL and superfast broadband are available with download speeds up to 1Gb or better via cable. Cable TV services are also available in the close. Council Tax Band E.

Energy Performance Certificate:

The house has been rated at a good C-70 for energy efficiency. The full Energy Performance Certificate is available on request by email.

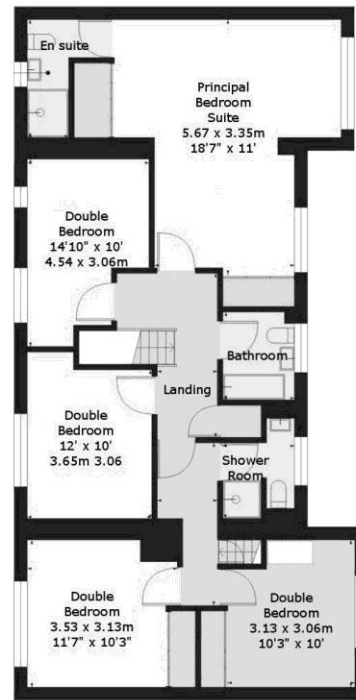
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Ground Floor



First Floor



VIEWING:

Only by appointment with the Sole Agents:
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