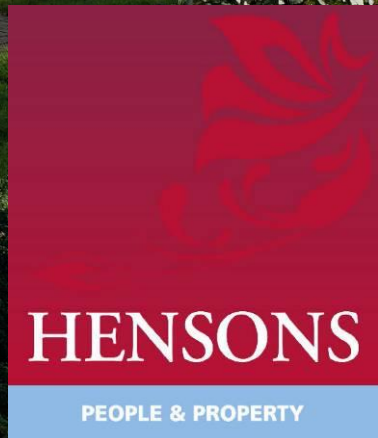




A pristine, extended 5 bedroom house of distinction with a large level garden, a double garage, flexible living space and the joy of no onward chain delays allowing a fast move. Highly Recommended



32 Engine Lane, Nailsea, North Somerset BS48 4RH

Offers in the region of £674,950 - Freehold

Found in a prominent position that enjoys a feeling of open space within this mature setting, a distinguished five-bedroom detached family home stands as a testament to refined living. Having been meticulously maintained and thoughtfully enhanced over the course of three decades, the house exudes a welcoming impression of substance and solidity with contemporary allure and great flexibility.

Upon stepping through the front door, a seamless blend of space and light welcomes you into the heart of the home. The expansive reception hall, adorned with ample storage, serves as a gateway to the main living areas, including a conveniently located cloakroom and access to the driveway.

The principal reception room, bathed in natural light streaming through broad uPVC double glazed windows, offers a perfect retreat for family gatherings. Enhanced by the warmth of a living flame gas fire set in a simple classic fireplace, this inviting space seamlessly connects to the well-proportioned dining room through double doors, setting the stage for effortless entertaining. Beyond lies an additional sitting room, providing a tranquil vantage point overlooking the private sunshine bathed rear garden.

Catering to the needs of modern busy family living, the kitchen breakfast room stands as a testament to both classic style and functionality. Adorned with high-quality black granite worktops and an exceptional selection of traditional oak finished cabinets, the kitchen includes a comprehensive range of appliances, including Neff eye-level double ovens and a five-burner hob with a feature extractor. Designed with both culinary prowess and socialising in mind, this heart of the house kitchen beckons with all the promise of shared moments and an outlook to the rear.

Adding to the allure of this fine home is a ground floor double en suite bedroom, offering flexibility for multi-generational living. Complete with a thoughtfully appointed en suite bathroom, it provides a tranquil retreat overlooking the rear garden. Alternatively, this room can serve as a first class office suite with its own facilities and almost direct access via the reception hall to the drive allowing business callers to be ushered through without disturbing the rest of the household.

Ascending the staircase, one is greeted by the extraordinarily bright and much larger than usual principal bedroom, characterized by its abundant natural light from two large windows that allow a much more open outlook. There is a dressing area with further bespoke built-in storage solutions.





The Principal Bedroom is accompanied by a luxurious en suite bathroom that is arranged off the dressing area while a family bathroom off the landing is also well appointed with a Whirlpool Jacuzzi style bath.

Three very comfortable additional double bedrooms, each exuding their own distinct charm, provide ample space for rest and rejuvenation with each enjoying an airy feel and again much more open aspects to both the front and rear.

Outside: A long block paved drive flanks a wide forecourt that is framed by lawn and enclosed by a low wall and shrubs that screen the house well.

The driveway leads via a tailored iron gate to a continuation of the drive that provides excellent further parking but also works nicely as extended patio area if you prefer to park in the forecourt.

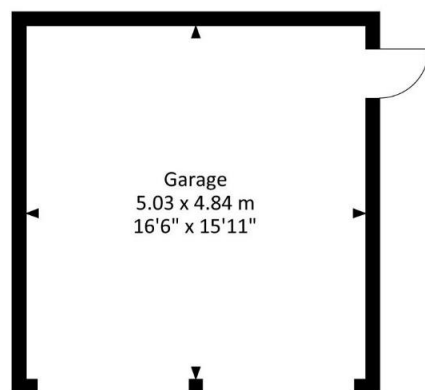
A double garage with light, power, internally rendered walls for reduced maintenance, overhead open storage, and a personnel door to the side offering ample parking and storage space. The meticulously landscaped front garden sets a picturesque scene, while the expansive rear garden, enveloped in privacy, beckons with its lush lawns and sun-drenched patio areas. A timber shed, discreetly tucked away, provides additional storage, ensuring that every need is effortlessly met within this idyllic retreat.





Location:

Go to this property on our web site and you can download precise directions from your location. See <http://www.hbe.co.uk/latest-properties>

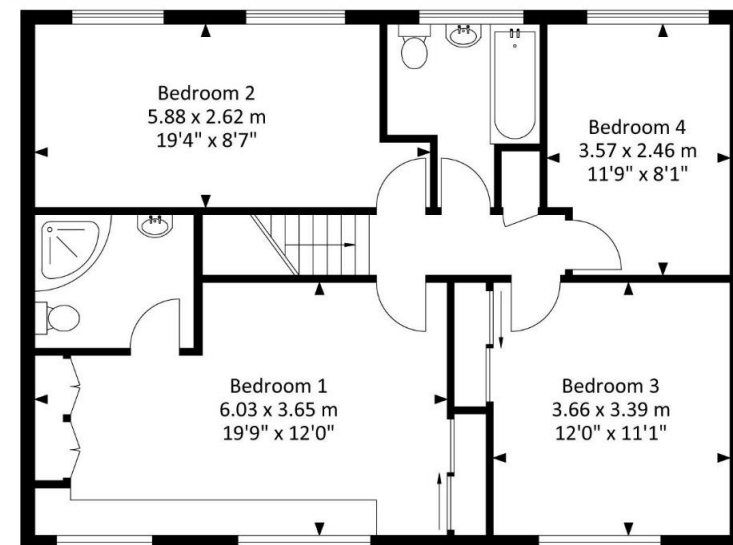
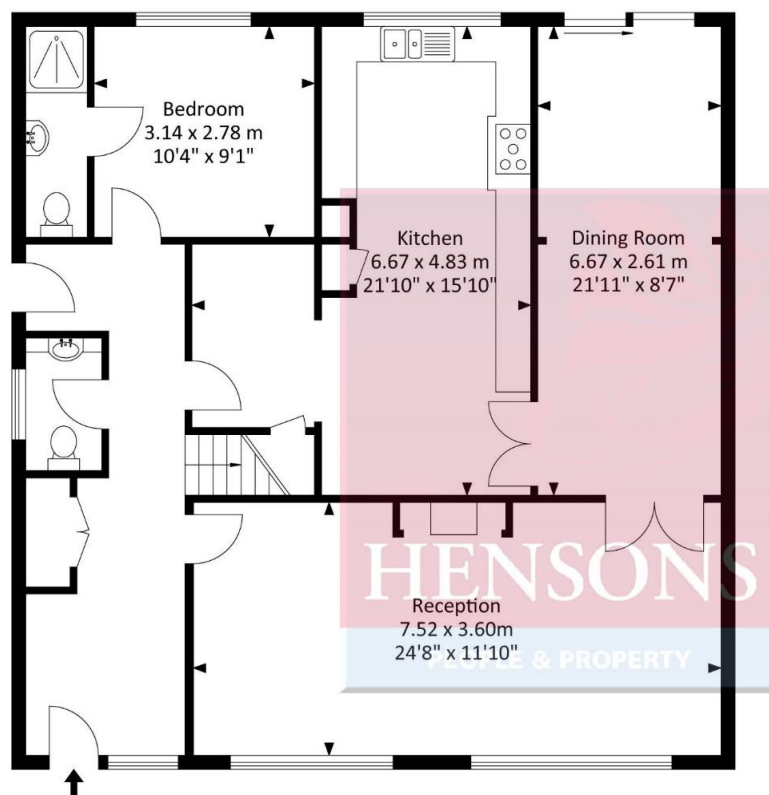


Garage

Approx. Gross Internal Area
2139.90 Sq.Ft - 198.80 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.



Construction:

The house is traditionally constructed and therefore fully mortgageable if you require a mortgage or an equity release arrangement.

Mortgages & Finance:

There are a bewildering array of funding options for this bungalow and an even more bewildering choice of Mortgages if that is indeed your preferred funding option.

Our fully qualified independent financial advisor (I.F.A.), Graham will be pleased to provide FREE, Impartial advice as you need it. Please call Judith Clarke B.A. (Hons)

Services & Outgoings:

All main services are connected. Telephone connection. Gas fired central heating through radiators. 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-72 for energy efficiency. The full Energy Performance Certificate is available on request by email.

Mailing List & Social Media:

We pride ourselves on strategic property promotion across over 80 prime platforms, notably Rightmove, hbe.co.uk and Distinctly Westcountry. Yet, for those eager to seize the best opportunities first, our early bird property alerts soar straight to our valued mailing list subscribers. Plus, sneak peeks of many properties hit our Social Media channels, like Facebook and Instagram, long before they grace our main website listings. Don't miss out on your dream home – sign up to our mailing list today for priority access. You can list yourself online here; <http://www.hbe.co.uk/register-with-us>

Our West Country Property Exhibition in London

See this property featured in our next West Country Property Exhibition at our Chelsea and Fulham office – call us on 01275 810030 for further information.

Viewing

Only by appointment with the Sole Agents **HENSONS**. Telephone 01275 810030 (7 days a week)

The agent has not tested any apparatus, equipment, fixtures, fittings or services and therefore cannot verify that they are in working order or even connected. A buyer is advised to obtain verification from their solicitor or surveyor. The particulars are provided subject to contract and include floor plans that can only give a general indication of the layout of the property. Accuracy is not guaranteed and should not be relied on for any purpose. All measurements are approximate and may be rounded up or down when converted between imperial measurements and metric measurements. All fixtures and fittings are excluded from the sale unless separately included within the 'fixtures and fittings' list that will be provided by the sellers conveyancer's or solicitors as a sale proceeds. Any reference to planning consent and land areas are only opinion or estimate or, where mentioned based on information provided by the sellers. Where potential for development, improvement of extension is mentioned, no guarantee of a favourable planning consent is given and no detailed exploration of supposed potential has been undertaken unless otherwise expressly stated as having been carried out by Hensons rather than the seller or their architect or town and country planning advisors. For further information with regard to planning consent requirements and possibilities, we recommend that an appointment is arranged to meet with our fully qualified planning consultant (there may be a charge for that service). These draft particulars do not form part of any contract and no warranty is given or implied. © Hensons

Energy performance certificate (EPC)

32 Engine Lane Nailsea BRISTOL BS48 4RH	Energy rating C	Valid until: 6 February 2034 Certificate number: 1334-9622-0300-0333-4206
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Property type: Detached house

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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