



An impressive 2 double bedroom bungalow with the advantage of level gardens of good size, easy access to amenities and excellent attic space allowing potential for extension if required.



29 Southfield Road, Nailsea, North Somerset BS48 1SD

Offers in the region of £379,950

Nestled within a well-established avenue, this attractively presented and remarkably spacious bungalow, originally constructed in the early 1960s, exudes timeless charm combined with modern convenience and contemporary features. Thoughtfully refurbished in recent years, every detail has been carefully attended to, ensuring a comfortable and inviting living space with the advantage of 2 double bedrooms, 2 reception rooms, a well appointed kitchen, a refurbished bathroom and an attic room.

Upon entering through the uPVC double glazed front door, a sense of spaciousness greets you in the reception hall, adorned with high-quality Amtico flooring. Georgian-style glazed doors beckon towards both the living room and kitchen, while classic panelled doors lead to the remaining rooms. Ample storage is provided by built-in cupboards, and a hatch with a pull-down loft ladder reveals potential for further expansion into the attic room above.

The living room, boasting a broad bay window, comes complete with a feature fireplace and ample space for relaxation. Adjacent, the dining area offers a seamless transition to the rear gardens through French doors, ideal for alfresco dining or entertaining.





The recently updated kitchen features an array of white high gloss wall and floor cupboards complemented by ceramic tiling with a good amount of countertop space. The kitchen is well equipped with space for a large American style fridge freezer and modern appliances including an inset gas hob and a built-in double oven-grill with a traditional larder adding practicality. The kitchen overlooks the rear garden and a door leads to the patio and lawn.

Two generously proportioned bedrooms offer tranquil sanctuaries, flooded with natural light from uPVC double glazed windows. The bathroom, adorned with a classic white suite, promises relaxation with a spacious shower enclosure offering much easier access than the bath that it replaced.

From the hall a loft ladder allows access to a superb attic room with a radiator, very good head room and a dormer window to the front. A door from here opens in turn to a sizeable loft space with further conversion potential.

Outside:

A block paved drive leads to a detached garage, offering ample parking and storage space. The front garden, bordered by a low wall, provides a picturesque setting, while the rear garden beckons with a paved patio area and lush lawn, bordered by manicured shrubs and flower beds and paved patio areas. A garden shed offers additional functionality while a broad gravel area extends to the side of the bungalow where there is an abundance of space between here and the neighbouring property.



Services & Outgoings: Mains water, gas, electricity and drainage are connected. Telephone connection. Gas fired central heating through radiators. UPVC double glazing High speed broadband services are available including Cable Services and Fibre Optic services with download speeds of up to 1Gb. The bungalow is rated for Council Tax in Band C.

The Town: Still known affectionately by many as 'the village,' Nailsea is the smallest of the four North Somerset towns but the most conveniently placed for Bristol at just 8 miles from the city.

A wide range of amenities are available in the town centre which is barely more than a 7 minute walk from the property, and these include large Tesco and Waitrose supermarkets, Doctors and Dental surgeries, a pedestrianised shopping centre with nationally known and smaller independent retailers, professional offices. In addition, there are good cafes and restaurants including the excellent White Truffle restaurant at Ivy Court (The Hensons building) and a leisure centre with a gym.

Though well placed for the commuter, Nailsea is surrounded by pretty North Somerset countryside but with easy access to other major centres in the area and access to the Sustrans national cycle network with a good route to Bristol and other destinations. Junctions 19 and 20 of the M5 are less than 6 miles connecting the town to the country's motorway network and a main line rail connection is available at Nailsea and Backwell Station which is within walking distance with direct trains to Bristol, Filton-Abbeywood, Bath, Taunton and the west and London-Paddington.

In addition, Bristol Airport is less than 8 miles away, perfect for business and pleasure flights but the property does not suffer from any low-level commercial air traffic noise.

Construction: The bungalow 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) in the office who will arrange this for you.

Energy Performance: The house has been rated at band D-62 The full certificate is available on request by email from Henons at info@hbe.co.uk

Tenure: The bungalow is understood to be Leasehold with the balance of 999 years remaining (approximately 935). The nominal fixed annual ground rent of approximately Seven Guineas (£7.35) has never been collected in the time that the present owners have occupied the property.

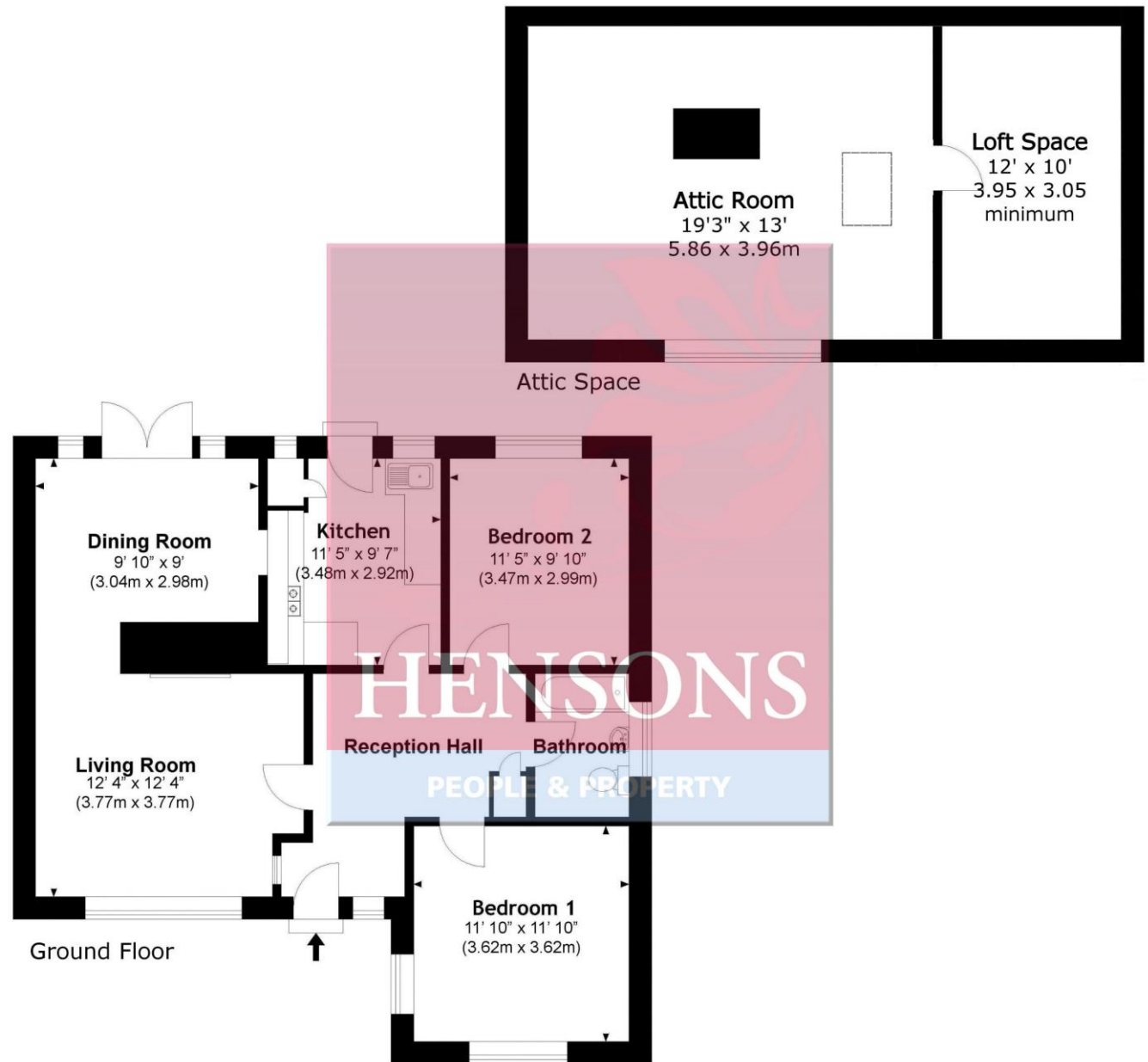


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VIEWING: Only by appointment with the Sole Agents: Hensons - telephone 01275 810030

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