



A very roomy 4 bedroom family home with a drive and garage, well presented extended accommodation with a variety of improvements and a private south and west facing garden at the head of a favoured cul de sac off The Perrings. Highly Recommended



23 Biddisham Close, Nailsea, North Somerset BS48 2QF

Offers in the region of £369,950 - Freehold

Hidden away at the head of a well established and popular cul de sac within easy reach of the town centre and good schools, lies this well designed 4 bedroom family home that transcends initial perceptions with its generous dimensions and thoughtful layout. The house boasts a superb double aspect living room, an exceptional kitchen diner and so much more, all presenting an ideal living space for families seeking both affordability and ample room with good neutral décor and numerous improvements. Available without any onward chain delays – a huge advantage.

The Accommodation:

The recessed porch shelters the front door that opens to the reception hall that welcomes with its practicality, featuring ample storage options, a quarter return staircase rising to the first floor and a convenient cloakroom. The living area, stretching an impressive 24' 5" - 7.43m, flows from front to back, culminating in patio doors that open onto an easily maintained west facing garden, poised perfectly for the enjoyment of the evening sun and the more open outlook to the rear.

The heart of the house, the kitchen/breakfast room, extends 18'6" - 5.64m and has been enlarged and updated with a great range of wall and floor cupboards, a built-in oven and hob, a cooker hood and



plenty of additional appliance space. A door leads from the kitchen to the garden, offering an inviting space for morning coffees or evening relaxation.

Ascending to the first floor, you find a landing equipped with storage and loft access, the latter boasting additional storage space. The principal bedroom, bathed in morning sunlight, features built-in wardrobes and ample space. The remaining bedrooms offer diverse aspects, from the captivating sunsets to lovely morning light.

The bathroom, again updated in recent years, complements the bedrooms and comprises a full suite complete with a shower over the bath.

Outside:

The house is set well away from any through traffic in a quiet position adjoining a small area of parkland with an open plan lawn to the front.

The rear garden, a sanctuary for evening relaxation, provides a safe haven for younger family members and an ideal setting for outdoor dining.

A gate opens from the garden to the drive and the adjoining **Garage**, equipped with power and light, which together with the bin store and recycling box store underscores the practical aspects of this thoughtfully laid out home.

The property also offers the tremendous advantage of being available immediately, free from the complexities and delays of an onward chain.

Bring your family here and enjoy Nailsea living off The Perrings. Call Judith Clarke or Carol Rossiter on 01275 810030 at Hensons to see the house for yourself.

Photographs:

See more images on our web site at www.hbe.co.uk

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) at Hensons who will arrange a call from Graham for you.





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 C



Energy Performance:

The house has been rated at a good D-68 for energy efficiency. The full Energy Performance Certificate is available on request by email.

Mailing List & Social Media:

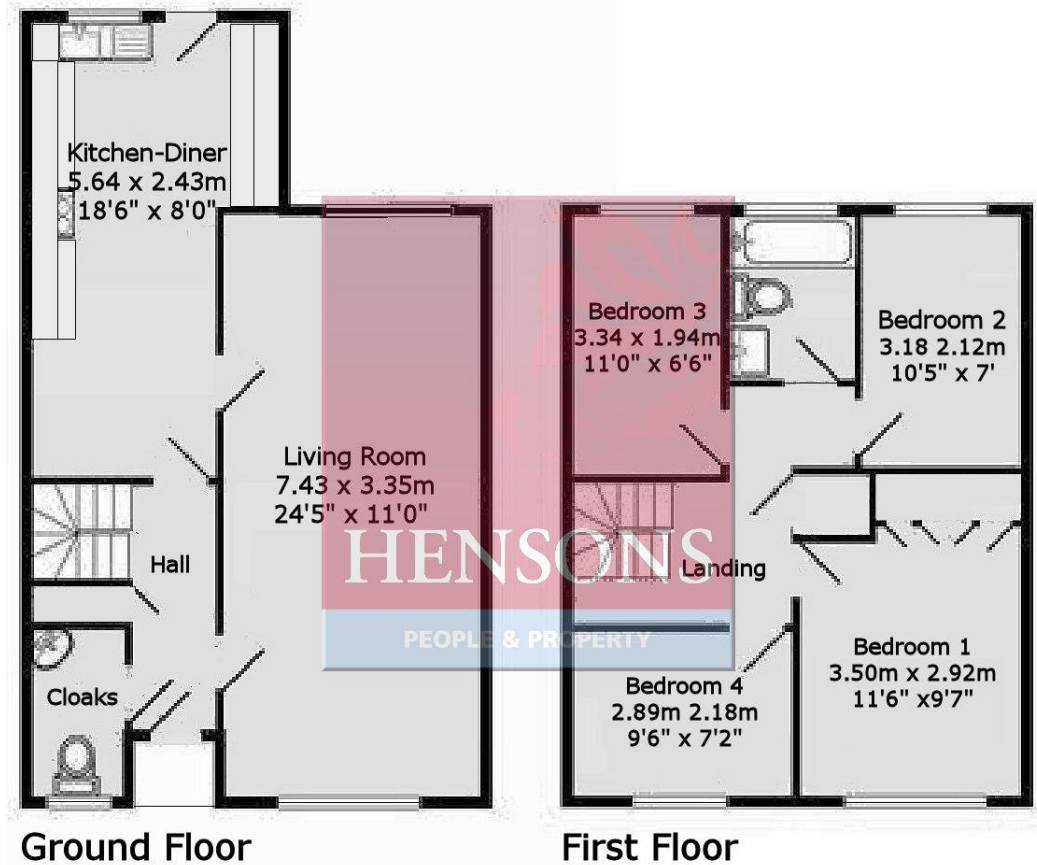
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Good drive space



VIEWING:

Only by appointment with the Hensons, email info@hbe.co.uk or for a faster response call Carol or Judith on 01275 810030 and we will make all arrangements.

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 or 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. These draft particulars do not form part of any contract and no warranty is given neither do they form part of any offer made by the agents or the seller. © Hensons 2024



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