



A substantial detached 4 bedroom family home with a double garage and an extensive professionally landscaped garden backing onto parkland.

14 North Lane, Nailsea, North Somerset BS48 4BT

Offers in excess of £535,000 - Freehold

A beautifully maintained light, airy 4 bedroom detached house of more individual design standing in large, professionally landscaped gardens and offering well laid out accommodation that has been significantly and improved in recent years with great care taken to significantly improve the thermal efficiency of the property while aiming to reduce the carbon footprint and reduce running costs.

This is one of a small number of similarly designed family houses that were built in the mid 1970's by a local building firm and in almost every case the houses here have large gardens creating a real feeling of space but this garden is exceptional and one of the largest of all.

Owned outright photovoltaic solar panels have been installed together with a high efficiency boiler. In addition, there is cavity wall insulation, additional loft insulation and uPVC double glazing which combine to produce an extraordinarily good energy efficiency rating of B-83. The solar panels yield free electricity and an index linked tax free feed in tariff income to the householder currently amounting to approximately £2,000 per annum, the benefit of this income will transfer to the new owner. In addition other cost saving improvements have included treating the exterior walls with a special waterproof coating: this has a 25 year life expectancy.





The House:

The property is approached via broad block paved drive and paved path that arrives at double-glazed sliding doors that open to an entrance porch, featuring a quarry-tiled floor. Further ahead, a glazed door with matching side screens invites you into the spacious reception hall with a striking feature half-return staircase rising to the galleried first-floor landing, illuminated by a picture window that bathes the hall and landing in natural light. Doors lead to the reception rooms, the kitchen, and a cloakroom.

The cloakroom is equipped with a classic white suite comprising a close-coupled WC and a wash hand basin with ceramic tiled surrounds, complemented by a radiator and a double-glazed frosted window to the front.

The living room is a lovely and bright principal reception room with genuine oak flooring and a wood-burning stove, suitable for multiple fuels. The coved ceiling and two double radiators enhance the room's elegance, while the room benefits from a full-height uPVC double-glazed window to the front and uPVC double-glazed sliding patio doors that lead to the excellent conservatory.

The conservatory is a superb addition, seamlessly extending the living space into the garden. It opens onto an extensive terrace, offering views of the garden and the hillsides of Tickenham in the distance.

The dining room, also featuring oak flooring, includes a radiator, a door to the kitchen, and a full-drop uPVC double-glazed window and matching door that open to the terrace and rear garden.

The kitchen-breakfast room is fully fitted with an excellent range of Timbercraft wall and floor cupboards, ample roll-edge work surfaces with ceramic tiled surrounds, and an inset 1 ½ bowl stainless steel sink unit. Integrated appliances include a full-size dishwasher, larder fridge, Bosch electric fan-assisted double oven, an inset five-ring gas hob with extractor hood. The room is illuminated by recessed down-lighter ceiling lighting and pelmet lighting, with ceramic floor tiling adding a touch of sophistication. Dual-aspect uPVC double-glazed windows provide an outlook to the front and rear.



The utility area offers plumbing for a washing machine, space for a tumble dryer and further appliances, a radiator, and access to the side porch with a composite door to the front.

Ascending to the first floor, the landing features a useful storage cupboard and a uPVC double-glazed window to the front.

The principal bedroom boasts a range of fitted furniture, including wardrobes, drawers, and storage space, with a telephone point and a uPVC double-glazed window offering a far-reaching outlook.

Bedroom two, another double room, includes access to the boarded loft space, a radiator, a built-in linen cupboard, and a uPVC double-glazed window to the rear, providing far reaching views.

Bedroom three offers an outlook to the front, with a radiator, a built-in wardrobe, and a uPVC double-glazed window.

Bedroom four features built-in wardrobes, a radiator, and a uPVC double-glazed window with views to the rear.

The family bathroom comprises a large corner bath with a Mira electric shower over, a close-coupled low-level WC, a wash hand basin with mixer taps and cupboard under, a shaver point, single radiator, extractor fan, and uPVC double-glazed windows to the front and side aspects.

Outside:

The smart block-paved drive provides parking for several cars, with the garage set to one side. The **Double Garage** is equipped with an up an over door, lighting, power and a personnel door to the side.

A wide wrought-iron gate at the side of the house leads to an extensive paved patio area at the rear, overlooking the meticulously landscaped garden. The garden is a masterpiece of design, taking full advantage of the natural contours.

Deep sculpted borders are planted with specimen trees, shrubs, and bushes, while the vegetable and fruit garden is well-stocked and productive. Excellent rainwater storage, a high-quality greenhouse, and a substantial garden shed enhance the practicality of this outdoor space. The boundaries are fully enclosed by recently replaced timber panel fencing, and the garden extends approximately 24.3m – 80ft. from the house.

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. Council Tax Band E.

Energy Performance Certificate:

The house has been rated at a very good B-83 for energy efficiency. The full energy performance certificate is available on request by email.



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 good range of amenities are available including large Tesco and Waitrose supermarkets, Doctors and Dental surgeries, a pedestrianised shopping centre with nationally known and smaller independent retailers, and professional offices. There are two health centres, dental practises, a leisure centre with a gym, cafes, pubs, and restaurants including the excellent White Truffle restaurant. In addition to the conventional retail shops there is a well supported monthly farmers market and periodic food festivals too.

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 giving easy access 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 and London-Paddington.

Photographs:

See more photographs on our web site www.hbe.co.uk

Our London Property Exhibitions:

See this property featured at our next exhibition at our The London Hilton. Call 01275 810030 for details.

Construction:

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

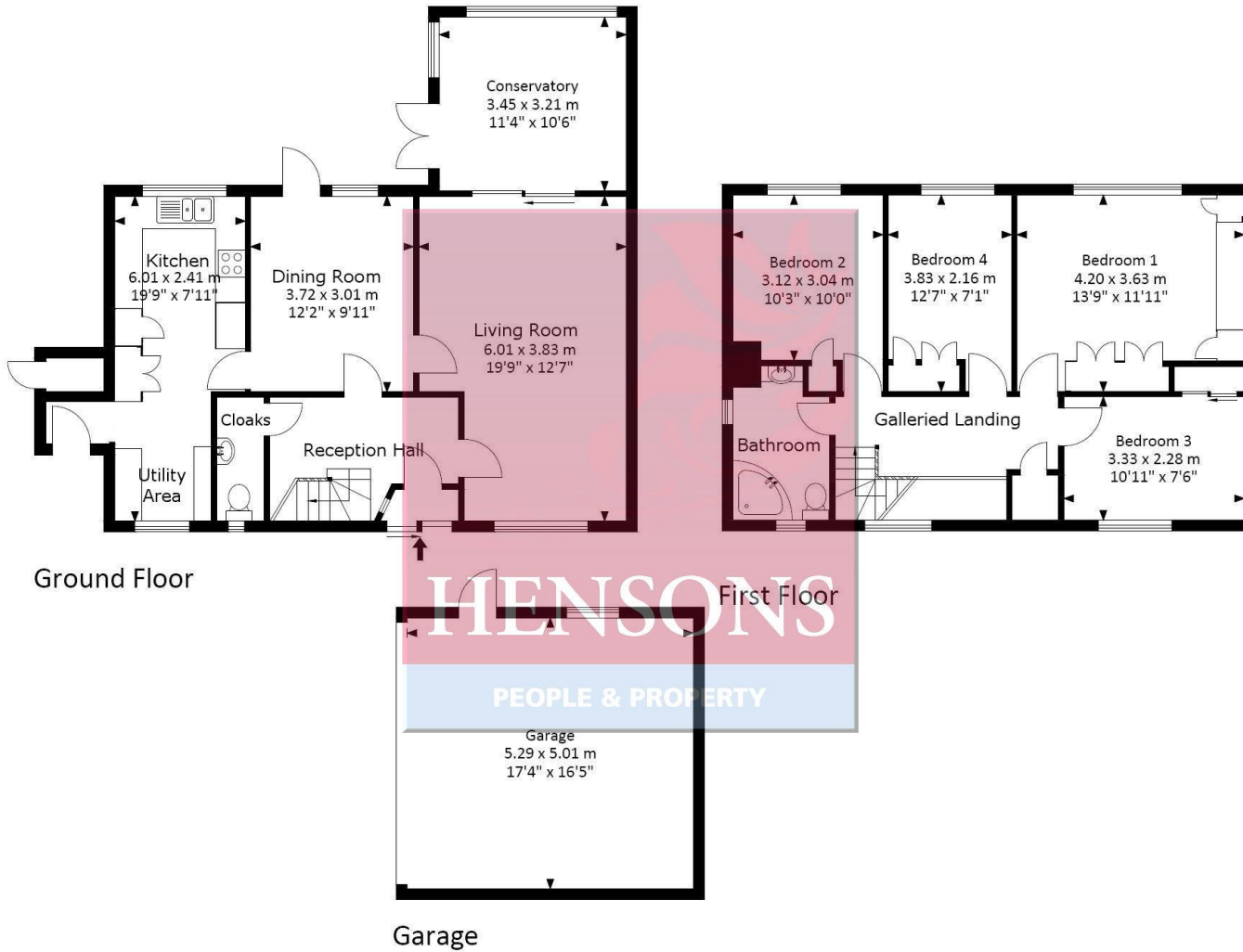
Mortgages & Finance:

There is a bewildering array of funding options for this property which is traditionally constructed and so fully mortgageable. There is also 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.

VIEWING:

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





Energy Performance Certificate



Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

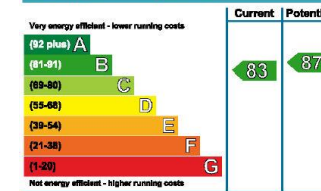
Estimated energy costs of dwelling for 3 years:	£ 2,760
Over 3 years you could save	£ 363

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 264 over 3 years	£ 264 over 3 years	
Heating	£ 2,088 over 3 years	£ 1,887 over 3 years	
Hot Water	£ 408 over 3 years	£ 246 over 3 years	
Totals	£ 2,760	£ 2,397	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£ 216
2 Solar water heating	£4,000 - £6,000	£ 147

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.



HENSONS

Ivy Court, 61 High Street, Nailsea, Bristol, BS48 1AW

Telephone: 01275 810030

Email: info@hbe.co.uk

www.hbe.co.uk



Networked offices throughout the Westcountry & in London – all together better

