

A very spacious 2 bedroom bungalow in Nailsea, possibly the best available with the advantage of a level corner garden position within easy reach of good amenities.



59 Woodland Road, Nailsea, North Somerset BS48 1HX Offers in the region of £394,950 - Freehold

Probably one of the very best 2 bedroom bungalows available in Nailsea today. This certainly superior semi detached home offers extremely attractive accommodation with the advantage of an excellent garden on a lovely south and west facing plot, close to amenities but away from busy through traffic. The garden will be just part of the appeal of this superb home as the accommodation is spacious and well planned with the huge bonus of a large attic store room – hobbies room that may be converted to provide even more bedrooms if required. A further advantage is that the bungalow is available without any chain delays saving stress and moving delays.

The fully gas centrally heated living space is well thought out, light and spacious with neutral decoration throughout. An entrance porch leads you through to a superb reception hall. The Living Room which was designed as a Lounge Diner is very generously proportioned with a feature fireplace creating one focal point and a broad low sill window bathing the room with natural light and drawing the eye out to the pretty garden.

The kitchen is well equipped with a full range of classic oak finish wall and floor cupboards, space for a dishwasher, an upright fridge freezer and a full size slot in cooker with a concealed cooker hood above. In addition, a useful traditional larder also houses a washing machine. A small breakfast bar is perfect for informal dining and a door leads out to the rear garden.



From the reception hall doors lead to the two outstanding bedrooms, both are ample double rooms and have fitted wardrobes with matching dressing tables. In addition, the bathroom has been updated with a large walk in shower enclosure with thermostatically controlled shower, wash hand basin, a WC and a towel rail radiator.

The loft hatch in the hall opens to a pull down ladder that gives access to the enormous loft space 29' 9" x 18' 6" (9.08m x 5.64m) maximum that has been fully boarded and lined with the addition of a Velux window to give natural light. This space has superb 9' 5" (2.88m) head room and could be converted to give additional living accommodation if more is ever required, subject to any necessary consents. One or two nearby bungalows have already had this conversion completed successfully.





The Gardens:

The bungalow stands in a prominent position in the most sought after part of Woodland Road, a favoured address with easy access to the town centre but also good access to parkland and open countryside.

The superb corner plot offers level gardens on three sides, while a drive provides parking and leads to the large detached single **Garage** with an up and over door, lighting, power and an integral storage room at the rear.

The gardens are a further particular feature of the property but still easily managed being mainly laid to lawn with low walled boundaries, timber fencing and a wide variety of mature shrubs. A gate at the side of the property leads to a secluded patio area with a timber potting shed beyond.

Services & Outgoings:

Mains water, gas, electricity and drainage are connected. Telephone connection. Gas fired central heating through radiators with a Worcester gas fired boiler. uPVC double glazing. High speed broadband services are available including Cable Services and Cable/fibre optic services with download speeds of up to 1Gb.

The bungalow is rated for Council Tax in Band C.

Energy Performance:

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



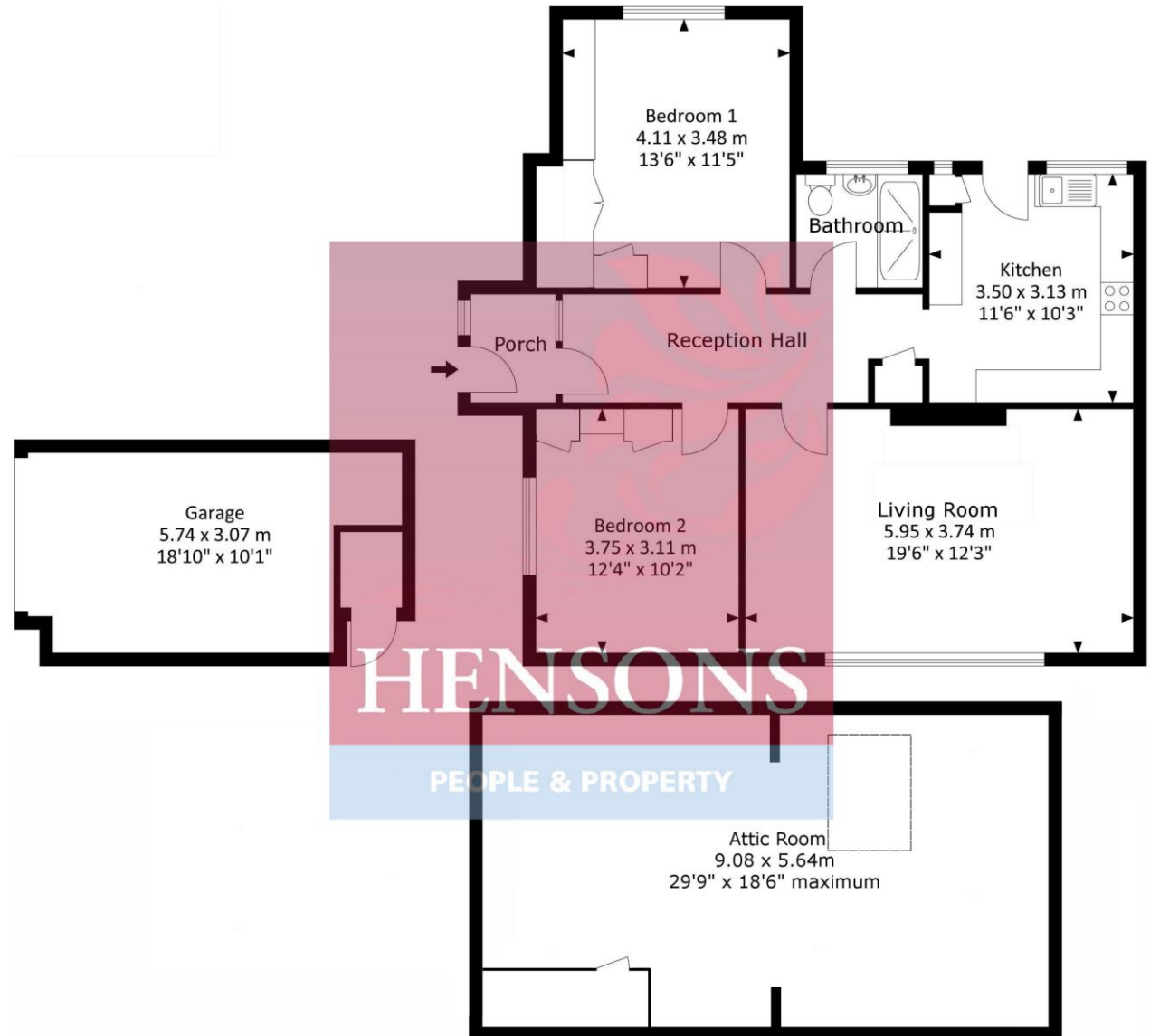
The Town: Nailsea is the smallest of the four North Somerset towns but the most conveniently placed for Bristol at just 8 miles from the city.

A wide range of amenities are available in the town centre which is barely more than 5 minute walk from the property, and these include large Tesco and Waitrose supermarkets, Doctors and Dental surgeries, post office, library and a pedestrianised shopping centre with nationally known and smaller independent retailers. In addition, there are good cafes and restaurants 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 away 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.

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

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