



A unique 6 bedroom family home with the advantage of an annexe enjoying a private and very convenient setting with parkland on the door step.



23 Nailsea Park, Nailsea, North Somerset BS48 1BA £825,000 - Freehold

A unique and exceptionally spacious six-bedroom detached family home, featuring a distinctive five gabled design and the advantage of a comfortable one-bedroom self-contained annexe adding a versatile addition, ideal for a live-in relative and offering significant flexibility to the already adaptable layout.

This property is, first and foremost, a superb family home, cherished and updated over by the current owners over almost 25 years. The house flows well, and the four to five reception rooms create a very adaptable layout, while the kitchen that adjoins the open plan dining room and family room with a lovely lantern roof is spacious and well-appointed having been refurbished in recent years.

An element of the house that our clients have enjoyed are the views from the first floor far beyond the neighbouring parkland and extending towards Farleigh, Tickenham Hill, Wraxall, and the distant gothic spires of Tyntesfield.

Though deigned for extended family living the annexe also provides an excellent opportunity for those looking to expand a home-based business, offering very functional office space capable of accommodating several employees without encroaching on the main living areas subject to any necessary consents. Alternatively the annexe presents a potential opportunity for a bed and breakfast operation, Nailsea has limited B&B options in this respect but high demand from professionals, particularly during the working week.

Equally the annexe can provide good longer term letting accommodation.

The Accommodation:

The entrance hall leads to both the annexe and through to a reception hall for the main house that opens in turn to the south facing living room, the kitchen and to a cloakroom.

A staircase rises to the first floor and there are built in storage cupboards.



The living room is beautifully proportioned and a pair of French doors open to an attractive sheltered paved terrace and the lawn beyond. The dining room is a very appealing space that is open plan to both the kitchen and to the adjoining family room that is a particular feature with windows on three sides and a lantern roof. In addition, a study is set to the front of the house with access to the garden and an outlook over the terrace and lawn.

The kitchen is fitted with an extensive range of contemporary high gloss wall and floor cabinets with extensive worksurfaces and an inset 1 ½ bowl sink unit and tiled surrounds. There is a Cuisine Master range cooker and cooker hood together with an integrated dish washer and ample space for an American style fridge freezer.

The utility room offers space for further appliances with plumbing for a washing machine, a further range of matching kitchen units and work surfaces. There is access to the courtyard area of the garden that is also accessible from the family room.

Heading upstairs the landing leads to a family bathroom and 6 bedrooms with one currently furnished as a study.

The principal bedroom suite is stunning with a dressing area to one side, fitted wardrobes and a bathroom en suite shower room with a spacious shower enclosure and twin basins set in a vanity unit.

Returning to the ground floor the annexe offers attractive one bedroom living space with a kitchen, a utility area and store room together with a shower room and a double bedroom.





Outside:

The garden area is predominantly arranged to the south of the house and a recently laid paved patio creates a lovely place to sit and enjoy the sunshine.

The patio leads to both the lawn and an area of enclosed driveway space that is accessed from the cul de sac formed by Nailsea Park with remote control gated access for additional parking and access to the attached sectioned garage that has been divided to provide additional storage.

A path leads via the side of the house to a gated paved courtyard area that in turn leads around to the main drive that is also gated off Nailsea Park.

Services & Outgoings:

Mains water, gas, electricity and drainage are connected. Telephone and broadband connection. Full gas fired central heating through radiators. Double glazing. High speed ADSL and superfast broadband are available. Council Tax Band F.

Energy Performance:

The Energy Performance Certificate rates the property in band C-75 which is well above the average of D-60 for a property in England and Wales.

Photographs:

See more photographs on our website at www.hbe.co.uk

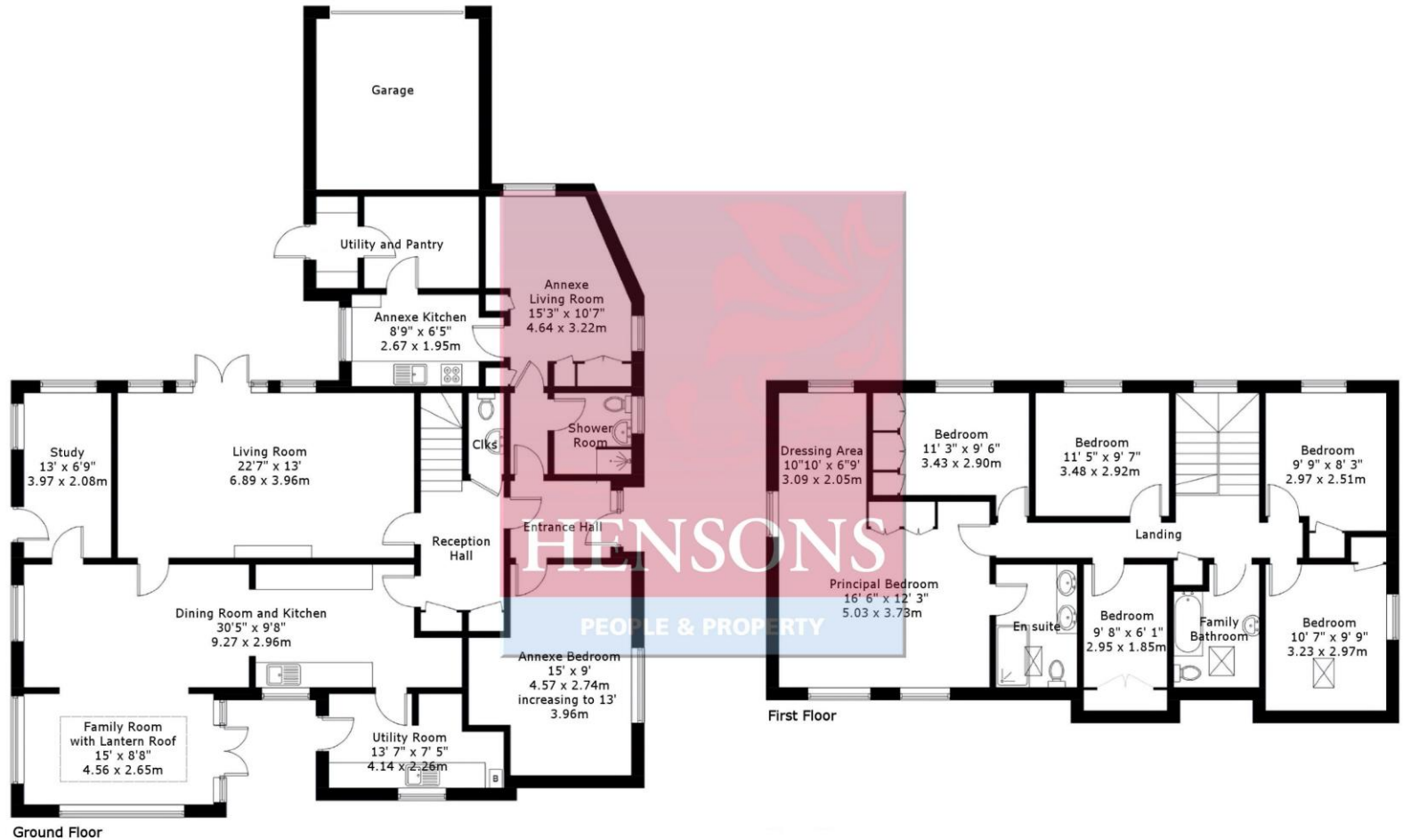
The Town:

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 good range of amenities are available including cafes and restaurants, large Tesco and Waitrose supermarkets, Doctors and Dental surgeries, a pedestrianised shopping centre with nationally known and smaller independent retailers, a bank and professional offices.

There is high employment, and the schools are good with Golden Valley School close by and both Nailsea School and Backwell schools within easy walking distance.

Though well placed for the commuter with Junctions 19 and 20 of the M5 less than 6 miles away, Nailsea is surrounded by pretty North Somerset countryside, 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.



Viewing: By appointment with the sole agents **HENSONS** Telephone: 01275 810030

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