



A spacious 3 bedroom detached bungalow found in a quiet enclave off sought after Church Lane with a pretty private garden, a superb conservatory and an adjoining garage.



31c Church Lane, Nailsea, North Somerset BS48 4NG £479,950 - Freehold

A spacious and well designed detached 3 bedroom bungalow complemented by a sizeable conservatory that really draws the accommodation into the attractive private garden. Features include very appealing vaulted ceilings in the living room and dining room and a level setting within an attractive enclave of four good quality bungalows off Church Lane and very sought after location in the 'old village' of Nailsea.

The bungalow was originally built in 2005 to a comfortable layout that successfully separates the living space from the bedroom space. When you arrive at the bungalow the front door opens to a reception hall that leads to a cloakroom a rare and very useful addition in any bungalow. The bedroom and bathroom are arranged off to the left, while to the right a door opens to the living room.

The living room is bright and the feeling of spaciousness is enhanced by a bow window and the high vaulted ceiling. This lovely room is currently furnished as a lounge diner but the very similarly proportioned kitchen diner works just as well for dining too allowing this room to be used entirely as a large sitting room if preferred.

The kitchen diner is a particular feature of the bungalow with again the high ceiling adding tremendous volume to the room which is bathed in natural light by a bow window to the front, a door and window to the side and a Velux window above.





The dining area that will accommodate full size dining table and the kitchen is fitted with a good range of wall and floor cupboards finished off with extensive high gloss worksurfaces and attractive tiled surrounds. There is an inset sink unit, a concealed integrated dishwasher, an integrated fridge freezer, an inset hob with matching oven beneath and a chimney hood above.

The generous conservatory adds great character and flexibility to the property, there are doors opening to the private garden and the underfloor heating allows for year round use.

The two double bedrooms overlook the private mature garden to the rear and the single bedroom or study is arranged to the side.

The bathroom has a range of fitted cabinets that contrast with the classic white suite that comprises a WC with concealed cistern, an inset basin and a quadrant shower enclosure which is so much easier to live with than a bath.

Outside:

The property is approached via a very attractive block paved forecourt that is shared with the neighbouring three bungalows and allows good visitor parking. This bungalow benefits from being positioned adjacent to its own garage with lighting, power and overhead storage.





A path leads to the front door at the side of the bungalow and a gate opens to the private garden the flows around two sides of the bungalow. There is a fabulous variety of plants and shrubs and the garden areas are fully enclosed with timber fence panels for privacy and security. There is a timber garden shed and a further gated access to the front.

Services & Outgoings:

Mains water, gas, electricity and drainage are connected. Telephone and broadband connections. Gas fired central heating through radiators. Full double glazing. The four bungalow owners that share the drive have formed a management company that is properly registered at Companies House. Each resident contributes equally for maintenance and costs. We understand the annual charge as of 31st June 2024 totals £34.50 equating to £8.50 per property. While kept to a minimum by resident run management companies annual charges can rise.

Council Tax Band D.

Energy Performance:

The Energy Performance Certificate rates the property in band C-70 well above D-60 that is the national average for a property in England and Wales.

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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.

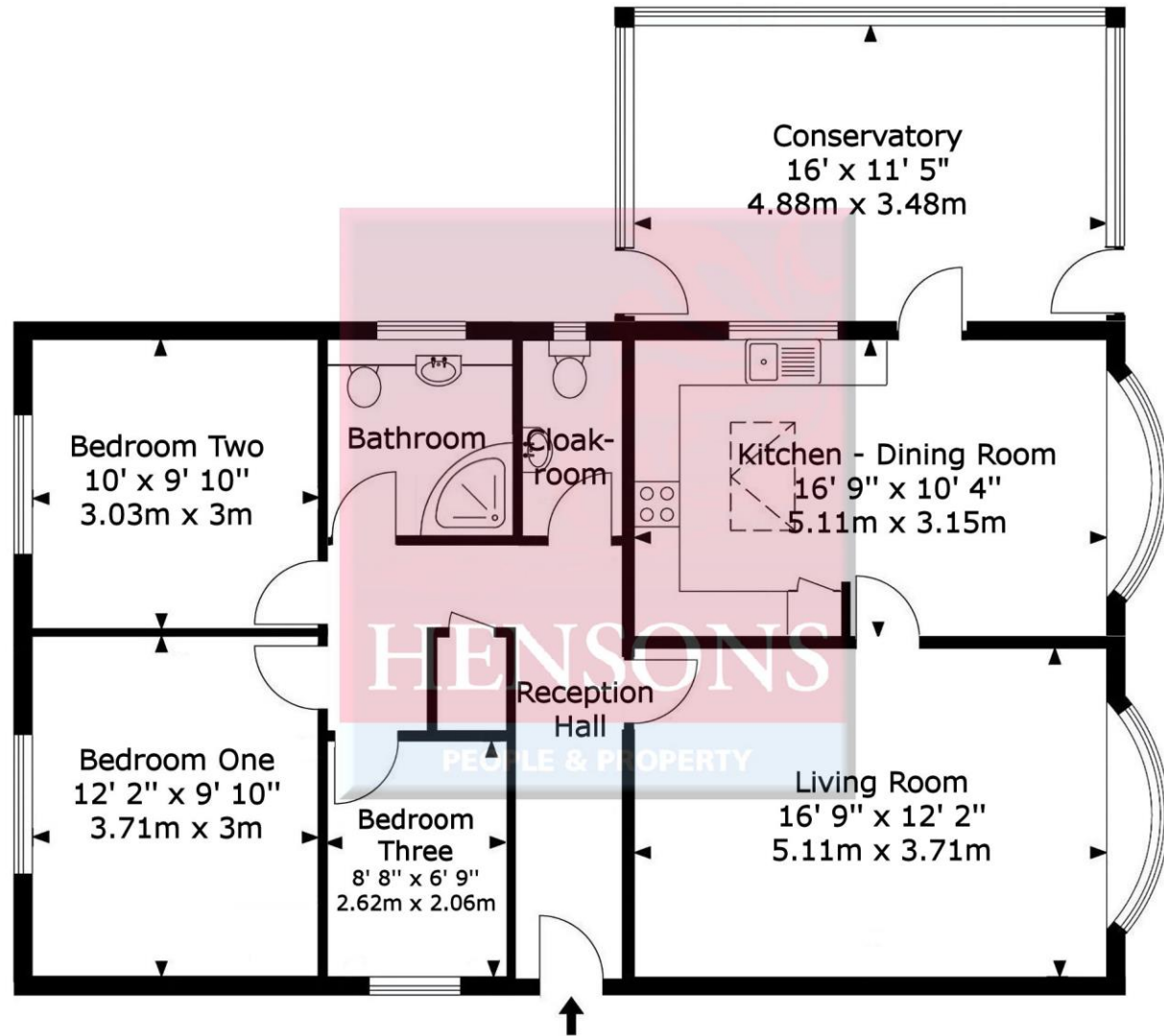
Local shops can be found at the end of Church Lane and the town centre is within easy walking distance with a good range of amenities available including cafes and restaurants, large Tesco and Waitrose supermarkets, Doctors and Dental surgeries, a pedestrianised shopping centre with nationally known and smaller independent retailers, a post office and professional offices.

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

The agent has not tested any apparatus, equipment, fixtures, fittings or services at property. Aerial photographs are for identification purposes and general guidance only. All fittings and fixtures are excluded from the sale unless separately included within the 'fix and fittings' development, improvement or extension is mentioned, no guarantee of a favourable planning consent requirements and possibilities, we recommend that an app



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