

A two-story brick house with a brown tiled roof. The house features a white garage door on the left, a central wooden front door, and several white-framed windows, including a bay window on the right. A paved driveway leads to the garage. The house is surrounded by greenery and a lawn.

3 Birchdene,  
Nailsea,  
North Somerset

The logo for HENSONS, featuring a stylized red rose on a dark red background.

**HENSONS**

PEOPLE & PROPERTY



## 3 Birchdene, Nailsea, North Somerset BS48 1QD

£499,950 – Freehold

An extremely comfortable 4 bedroom detached family house found in an attractive broad cul de sac setting with a private south facing rear garden in the sought after Trendlewood area ideally placed for Golden Valley School, parkland and offered with the advantage of no onward chain delays.

The very appealing accommodation presents well with an airy feel and the layout is adaptable given that the two reception rooms are of almost equal size allowing you to tailor the layout to your preference but most will surely love the current arrangement with the living room directly to the patio and rear garden.

Birchdene is an always sought after cul de sac in the very desirable BS48 One postcode area. There is close by access to Festival Way that serves as an attractive footpath to the town centre and the nearest school, Golden Valley which has an outstanding OFSTED rating.

Nailsea provides a good range of amenities including large Tesco and Waitrose supermarkets. There are also good health care facilities, and the Scotch Horn Leisure centre has a Gym. There is also good access to Bristol by road or cycle way and the mainline railway station is within walking distance, and is ideal for commuting to Bristol, Bath and London – Paddington among other destinations.



### The Accommodation

The house is approached via a double drive with the front door opening to the reception hall. Here there are doors to the dining room, the kitchen and to a shower room which is a real asset offering a second bathroom adding further to the flexibility of the layout.

The dining room is spacious and may be used just as well as a family room with an outlook via feature wide bow window. In turn a doorway leads through to the living room.





The light, airy living room opens to a level patio and south facing rear garden via French doors with matching full drop side screens that overlook the garden with the lovely mature green backdrop of broadleaf trees beyond.

The kitchen also overlooks the rear garden and is equally bright. There is a good selection of fitted wall and floor cupboards with extensive laminated work surfaces and plenty of appliance space. A door opens from the kitchen to the porch at the side that leads to both the rear garden and via a further door to the garage.

On the first floor the bedrooms are all well proportioned, the fourth bedroom is currently furnished as a study but is a comfortable single bedroom, while the remaining three bedrooms are double rooms.

The family bathroom has a classic white suite with a shower and shower screen over the bath complemented by ceramic tiled splash backs.

### Outside:

The garden at the front is laid to lawn of open plan design with a double drive providing parking for at least two cars and leading to the attached **Garage** that has a metal up and over door, overhead storage, light, power and a personnel door to the porch at the rear.

An open pillared porch shelters the front door and a path and gate follows around via the side of the house to the very private rear garden.







In conversation with the owners of the property it is evident that they have loved their home here in Nailsea and would likely be staying were it not for a relocation out of the region.

Equally they have loved and nurtured their garden with various rooms of planting including a soft fruit bed, a vegetable bed, floral borders, a small pond, specimen shrubs and bushes that combine to create a very attractive setting with a paved facing south patio area and extending around to the side of the house. The garden is well screened by timber panel fencing and a garden shed stands away in one corner.

### Services & Outgoings:

Mains water, gas, electricity and drainage are connected. Telephone at present connected. Superfast cable broadband, TV and telephone services are available. Full gas fired central heating through radiators. uPVC double glazing and fascias. Council Tax Band - E

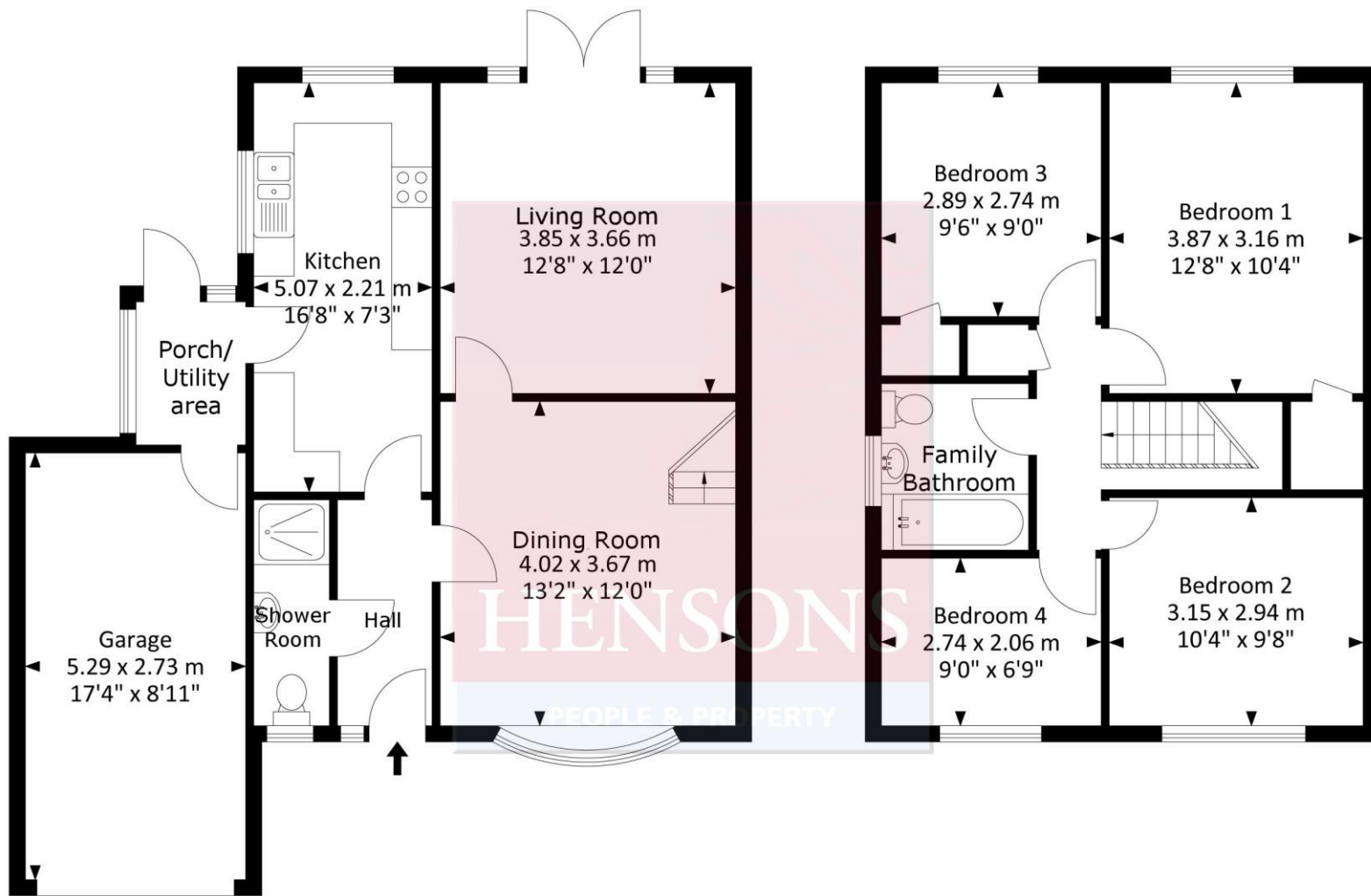
### Energy Performance:

The house has been rated in Band C-70 for energy performance which is above average of D-60 for a property in England and Wales.

### VIEWING:

Highly recommended and available by appointment with the sole agents **HENSONS**. Telephone 01275 810030 - 7 days a week

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Ground Floor

First Floor



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