

A spacious, 4-5 bedroom, 2 bathroom detached house that offers well presented lovely flowing accommodation with a new kitchen and bathrooms and many other recent improvements.

HENSONS

PEOPLE & PROPERTY

72 North Street, Nailsea, North Somerset BS48 4BS

Offers in the region of £525,000 - Freehold

A very deceptive 4 – 5 bedroom, 3 reception room detached family home with 2 bathrooms that has been extensively updated and enlarged within the last 4 years to offer spacious accommodation with an attractive living room, a separate study, an open plan kitchen diner family room space, a utility room, comfortable bedrooms, a family bathroom with bath and shower and a separate shower room.

Immediately from the front door the inviting reception hall draws you into this lovely home that affords light airy living space with attractive contemporary oak doors open to both the kitchen – family room and to the living room.

The living room is arranged to take advantage of a bright outlook to the front and this light aspect enhances the feeling of space. The layout of the house has been significantly enhanced by the present owners who have replanned a series of what were originally separate rooms creating a very appealing open plan layout. The flow of the house is superb with the family room – dining room opening to the kitchen area and to the patio and rear garden.

The improvements have included a new fitted kitchen with a series of integrated appliances, a matching utility room and the addition of a ground floor cloakroom shower room that is positioned next to the study so creating scope for a ground floor bedroom suite if ever needed.



The first floor living space is well balanced with 4 bedrooms including 3 double bedrooms with partial views over Nailsea and Tickenham Moor.

The family bathroom is a further feature that has, in keeping with the rest of the house, been very successfully enhanced for the present owners with a contemporary suite including both a bath and a separate shower enclosure.

Outside: The house stands nicely back from North Street, one of the oldest village lanes virtually on the edge of Nailsea close to open countryside.

To the front, the property has an enclosed lawn, mature hedging and trees with the driveway providing parking for several cars.

To the rear of the property there is a private garden, a well-kept lawn with an array of flowers and shrubs. A paved patio enjoys good sunshine, there are two garden sheds with one tucked away to the side of the house having through access. In addition, there are outside taps.

The Town: The community in Nailsea is vibrant and there are innumerable clubs and societies. There are a wide range of town centre services, a pedestrianised shopping centre, health centres, large Waitrose and Tesco supermarkets and a monthly Farmers Market, Cafes and bistros, White Truffle a very good restaurant. There is a good selection of nationally known and locally rated independent shops, along with a wide variety of excellent schools to choose between locally whether you require primary or secondary education.

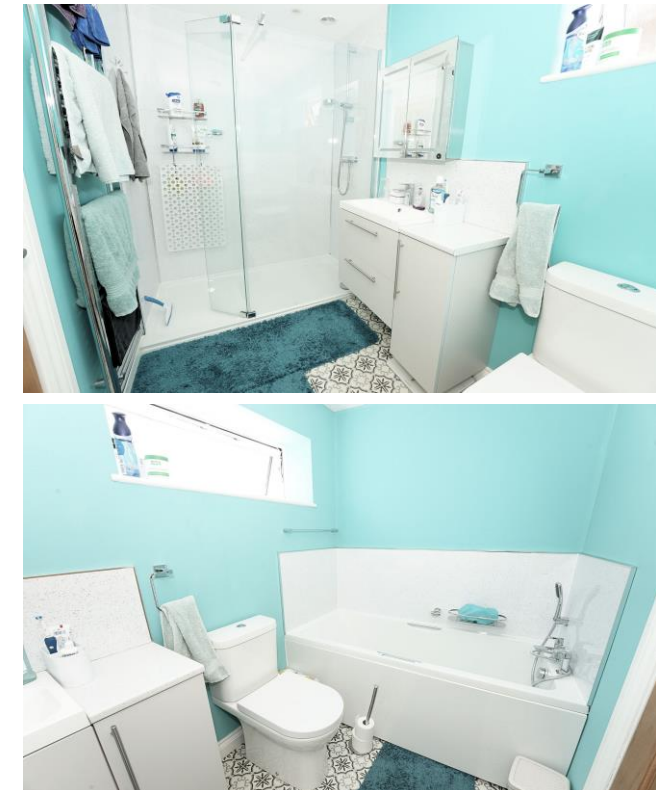
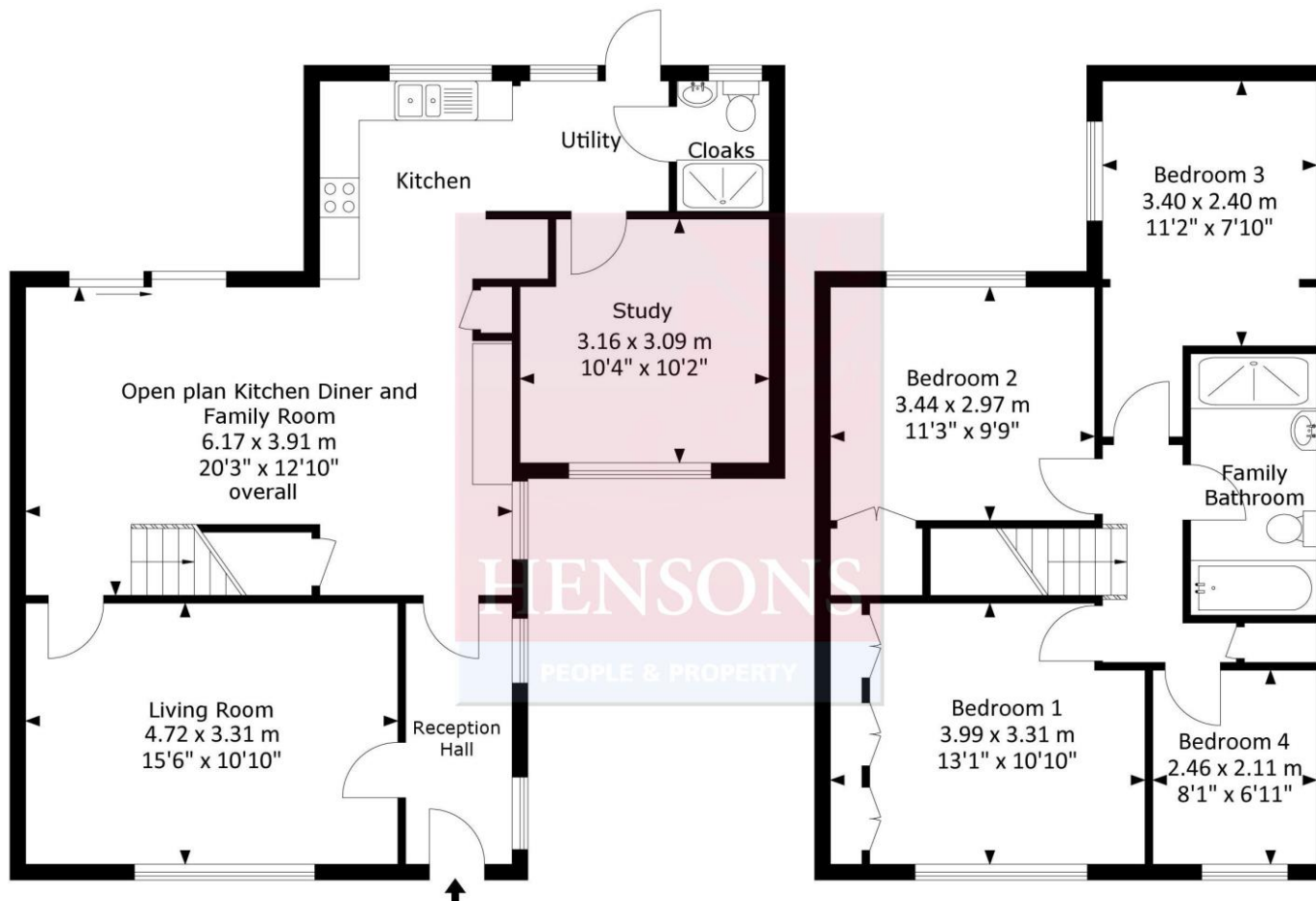
Bristol is just 10 miles away and there are regular bus services to and from the city. A mainline railway station is about a mile away from the property with direct London Paddington train services.

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 in the close. Council Tax Band E.

Energy Performance Certificate: The house has been rated at a good C-70 for energy efficiency.







VIEWING:

Highly recommended and available by appointment with the sole agents **HENSONS**. Telephone 01275 810030

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