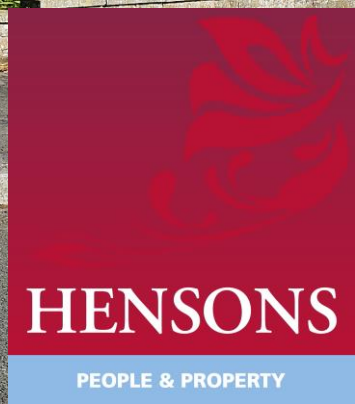




An immaculate 4 bedroom, 3 reception room family house found in a quiet setting in a tremendously popular cul de sac on the edge of the old village and close to parkland.



22 The Chimes, Nailsea, North Somerset, BS48 4NH

Offers in the region of £589,950 – Freehold

An impressive 4 bedroom detached family house offering impeccably presented accommodation including 3 excellent reception rooms, a well appointed kitchen with integrated appliances, a cloakroom, family bathroom and very well proportioned bedrooms. The house stands in a cul de sac setting, a favoured address close to The Grove cricket ground, local amenities, good schools and open countryside on the edge of the old village.

This clearly much loved house has been enhanced and significantly enlarged by the present owners who have created an outstanding family home with light, airy living space. The original 4 bedroom design has been improved extensively and the standard of fitment throughout is very good.

The sheltered front door opens to an exceptional reception hall which gives an immediate feeling of space with genuine oak flooring which is an attractive feature and a staircase rising to the first floor with a built in cupboard beneath. The living room extends across the full width of the front of the house and is bathed in sunshine by two large windows while a feature fireplace adds a focal point.

Opening to the patio and rear garden you will find a similarly spacious dining room – family room that enjoys a double aspect and has French doors with matching side screens together with oak flooring.



The kitchen is next with a superb range of fitted contemporary style wall and floor cupboards with contrasting granite work surfaces and upstands, a 1½ bowl sink unit, an inset induction hob with a chimney hood above, an integrated dishwasher, an integrated washer dryer, an integrated fridge freezer and a high quality built in eye level oven-grill with slide and hide oven door.

A door opens from the kitchen to the garden, while returning to the hall there is a very appealing study with a high vaulted ceiling that is large enough to provide fifth bedroom accommodation if needed.

A further door from the hall opens to a cloakroom with a WC a basin and a window to the side.

Upstairs the landing opens to four well balanced bedrooms and the family bathroom. Three of the bedrooms have built in wardrobes and the bathroom is well appointed.

Good storage is provided by two useful attic spaces that are partially boarded.

Outside:

The house has been extremely well maintained inside and out and this includes the gardens that create an attractive setting. A drive at the side provides parking with space for at least two cars. The Garage has a remote controlled roller door, lighting and power and a personnel door to the garden.

There is an attractive paved approach to the pillared porch with well planted landscaped front and side gardens. A gravelled path leads to a gate at the side of the house that opens to the extremely private rear garden with a level lawn, a quadrant patio in one corner and a further paved patio accessed via an arbour to the side.

Services & Outgoings: Mains water, drainage and electricity are connected. Gas central heating with a high efficiency boiler. Full double glazing. High-speed ADSL and superfast Fibre optic broadband are available with download speeds up to 1 Gb or better via cable/fibre. Cable TV services are also available.

Council Tax Rating Band D

Photographs: See larger images at www.hbe.co.uk

Energy Performance:

The property has an energy rating of D-68. The full certificate is available on request by email to info@hbe.co.uk

London Property Exhibitions: See this property featured at our next exhibition in London. Tel. 01275 810030 for details.

VIEWING:

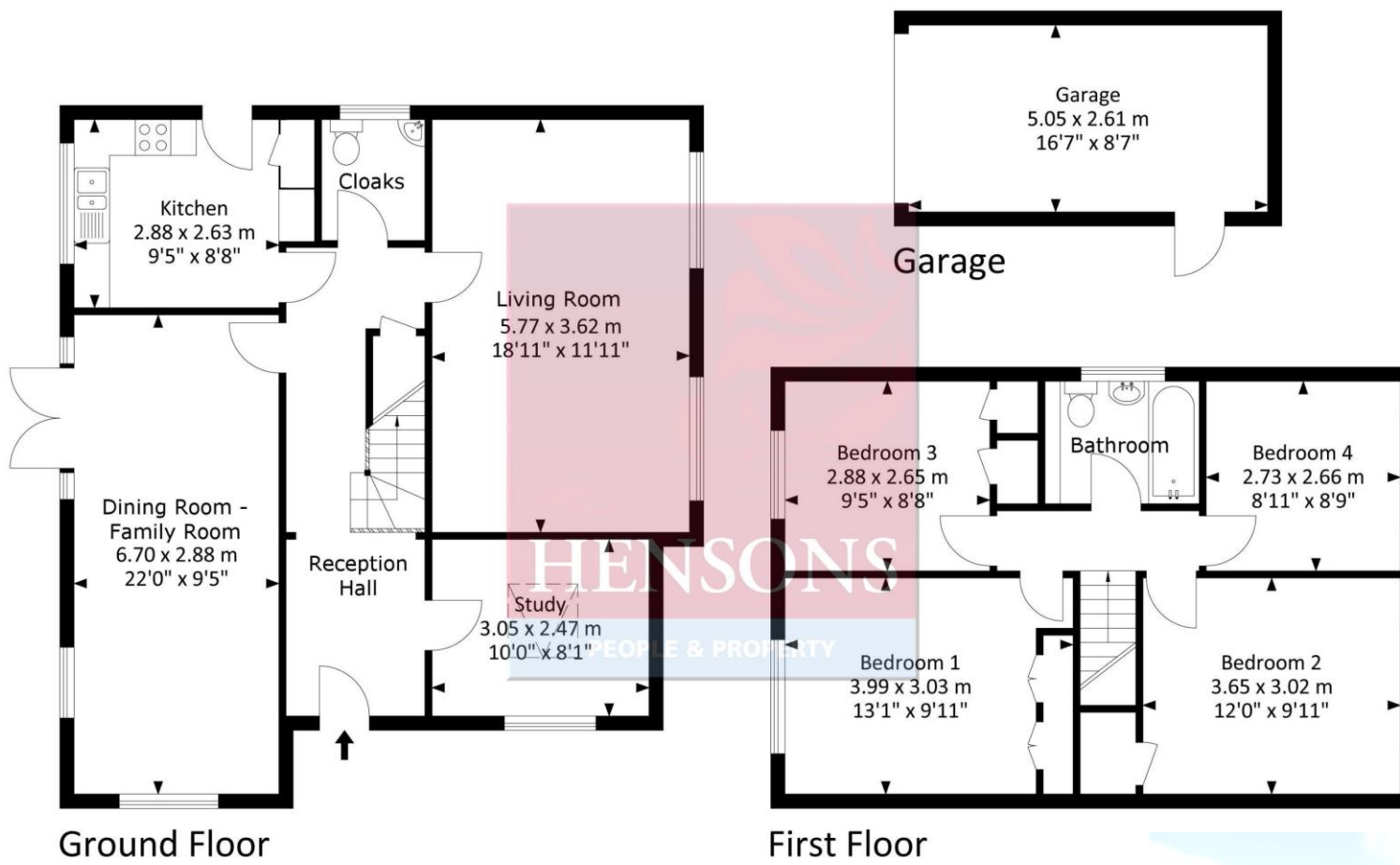
Only by appointment with the Sole Agents: Hensons - telephone 01275 810030.







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