



An impressive 5 bedroom, 3 bathroom former show home offering very flexible accommodation and enjoying an attractive setting in the sought after Trendlewood area.



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PEOPLE & PROPERTY

21 Helston Road, Nailsea, North Somerset, BS48 2 UA

Offers in the region of £650,000 – Freehold

A very spacious detached 5 bedroom home occupying a very appealing private position in this most favoured area of Nailsea, well placed for excellent local schools, parkland, open countryside and within easy reach of the town centre.

The flexible layout of the house will suit a variety of owners including those seeking space for an extended family or annexe accommodation for a dependent relative. Equally the house works very well as a comfortably proportioned family home with leisure space and lots of room to work from home.

The house was originally built by a respected, award winning developer, Westbury Homes in their Tolworth style, a flagship design. Since new the house has been successfully enlarged and in more recent years updated and improved creating a well appointed home of distinction. The decoration is light and neutral, the kitchen breakfast room and bathrooms have been updated and a conservatory has been added.

The location is another big attraction with the Trendlewood area being continually favoured, partly because of its ease of access to amenities including the station and partly of because parkland, woodland and good schools being nearby.



The town centre is about a 15 minute walk away with a pedestrianised shopping centre, large Tesco and Waitrose supermarkets, doctors, dentists and a leisure centre.

Nailsea also hosts a monthly farmers' market and there are several cafés, bistros, an Indian restaurant, an Italian restaurant, a gastro pub and a superb new a la carte restaurant, White Truffle, along with traditional pubs, bars and several takeaways.

For the commuter there are good road connections to Bristol and the other larger centres in the area. Two junctions of the M5 are within 6 miles and a mainline railway station in the neighbouring village of Backwell provides local and inter city services with direct trains to London-Paddington.

The Accommodation:

The front door is sheltered by a porch canopy and opens to an open plan reception hall with porcelain tiled flooring that continues through to the dining room and the kitchen. A cloakroom is arranged off the hall and doors lead to the kitchen breakfast room and the double aspect living room.

The spacious living room takes advantage of an east west outlook offering morning and evening sun. There is a feature fireplace with a living flame gas fire inset and patio doors opening to the conservatory that draws you out to the patio and garden with two pairs of French doors leading outside.

The dining room is a good size with a door leading through to a family room – media room, while the kitchen breakfast room is a superb feature. Updated in recent years and extensively fitted with contemporary style wall and floor cupboards the kitchen includes ample rolled edge laminated worksurfaces, a matching breakfast bar, an inset 1½ bowl sink unit, space for a range cooker with an extractor hood above, plumbing for a dishwasher and an integrated fridge freezer.

The outlook from the kitchen is over the rear garden with a glazed door leading to the patio.

The media room offers an outlook to the front, a door opens to bedroom five and a further door also leads to a large utility room that can serve as a kitchen diner if this wing of the house is used as an annexe.

The fifth bedroom also has an outlook to the front and a door leads to an ensuite shower room.

On the first floor the landing leads to the family bathroom and the four very comfortable bedrooms with the principal bedroom having a spacious shower room en suite.

Outside:

The house stands attractively in a private cul de sac that serves three properties with the drive way at the front of the house providing parking for several cars and leading to the attached Garage with a metal up and over door, light, power and a personnel door to the rear.

A path and gate at the side of the house give access to the rear garden.



Here a broad paved patio adjoins the back of the house and leads in turn to the level lawn with well planted borders enclosed by timber panel fencing.

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 E

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

Energy Performance:

The property has an energy rating of D-67. 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.

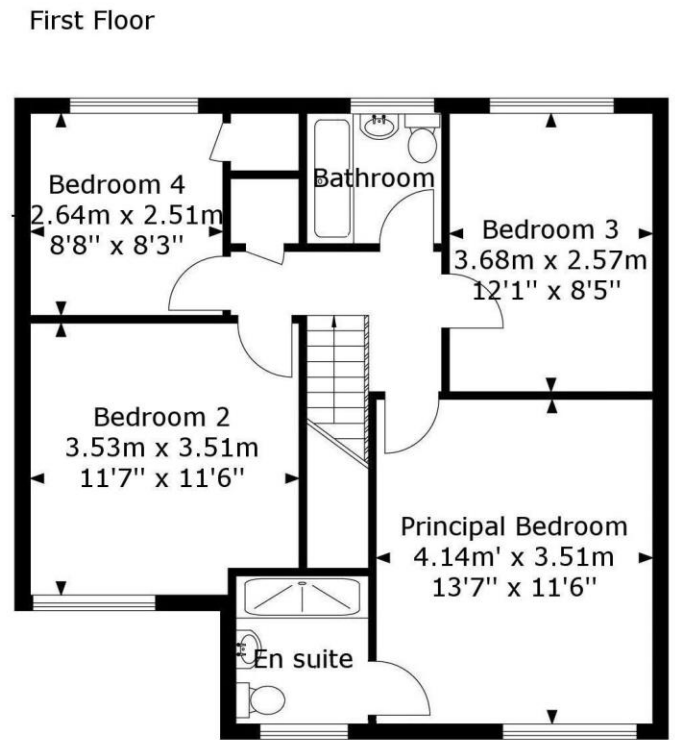
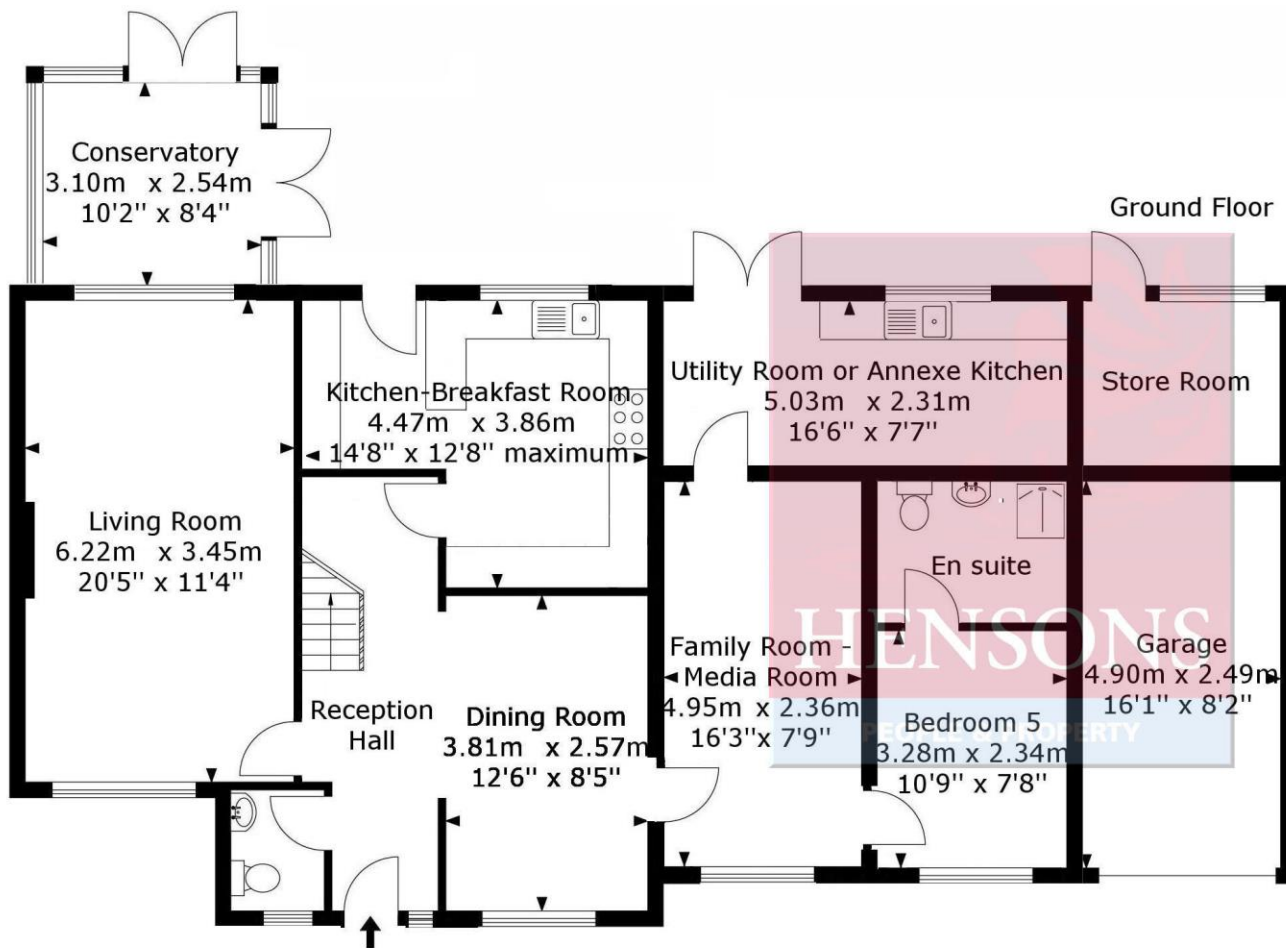
VIEWING:

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



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