



An individual 3 bedroom home of distinction offering flexible and well presented accommodation in a sought after private avenue off Ash Hayes Road.

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PEOPLE & PROPERTY

**16 Mayfair Avenue, Nailsea,
North Somerset BS48 2LR**
£545,000 - Freehold

A charming detached individual chalet style house with bedrooms and bathrooms on the ground and first floor, a particularly attractive living room, a fitted kitchen and utility area and an integral garage. The property stands in an easily managed level garden in this prime address within easy reach of the town centre and parkland. Available without any onward chain delays.

This well appointed home offers an opportunity to live in a modern low maintenance home in this very desirable, quiet avenue neighboured by a series of beautiful, high value period properties. Mayfair Avenue sits very conveniently off Ash Hayes Road little more than 500 yards as the crow flies from the main amenities in Nailsea.

The property was individually built as a bespoke commission in 2000 and the house has been well maintained since. Throughout the decoration is light and neutral and the fixtures and fittings are of good quality, while various improvements have been carried out including the installation of a new kitchen, an efficient Combi boiler, updated bathrooms and a remote control roller garage door.

The house is approached via a part glazed front door that illuminates the spacious and very welcoming reception hall with a staircase rising to the first floor. The hall opens to all ground floor rooms.

The very pleasing living room is arranged to the front and has a broad bow window together with a feature fireplace that has a living flame gas fire inset. Though the living room is more than large enough to serve as a lounge diner the next room off the hall can optionally be used as a separate dining room with French doors leading out to the rear patio garden or, alternatively a third double bedroom if required.



The kitchen is well appointed having a good range of wall and floor cupboards, extensive granite finish work surfaces, an inset 1 ½ bowl sink unit, an integrated oven, with an inset hob and canopy concealing an illuminated cooker hood above. There is an integrated dish washer and a utility area that is fitted to match offering further appliance space and a second inset sink.

From the utility area a door opens to the integral garage which is a useful feature and an equally useful door leads out to the garden.

Finally on the ground floor there is a full bathroom with a classic white suite that includes a bath with shower and laminated glass screen over.

The first floor accommodation is remarkably spacious with two ample double bedrooms both having built in wardrobes and eaves storage cupboards.

The principal bedroom also includes a dressing area and a door opens to a generously proportioned ensuite shower room with a large shower enclosure and fitted cabinets.

Outside:

The garden at the front is screened by a well kept mature hedge that enhances the privacy however, Mayfair Avenue is a cul de sac of just seventeen properties with no through access so passing traffic very limited.

A block paved drive provides parking and leads to the garage and a wrought iron gate at the side opens to a wide path that continues around to the rear where the low maintenance rear garden is paved with a series of specimen shrubs and screen fencing offering a high degree of privacy.

Services & Outgoings:

Mains water, gas, electricity and drainage are connected. Telephone and broadband are available including super-fast broadband and Cable broadband services in the close with download speeds of 1Gb or higher. Full gas fired central heating through radiators.

Council Tax Band D



Energy Performance:

The house has been assessed at band D-68 for energy performance. The full energy performance certificate is available on request by email.

Viewing:

By appointment with **HENSONS**: Tel: 01275 810030

About Nailsea:

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.

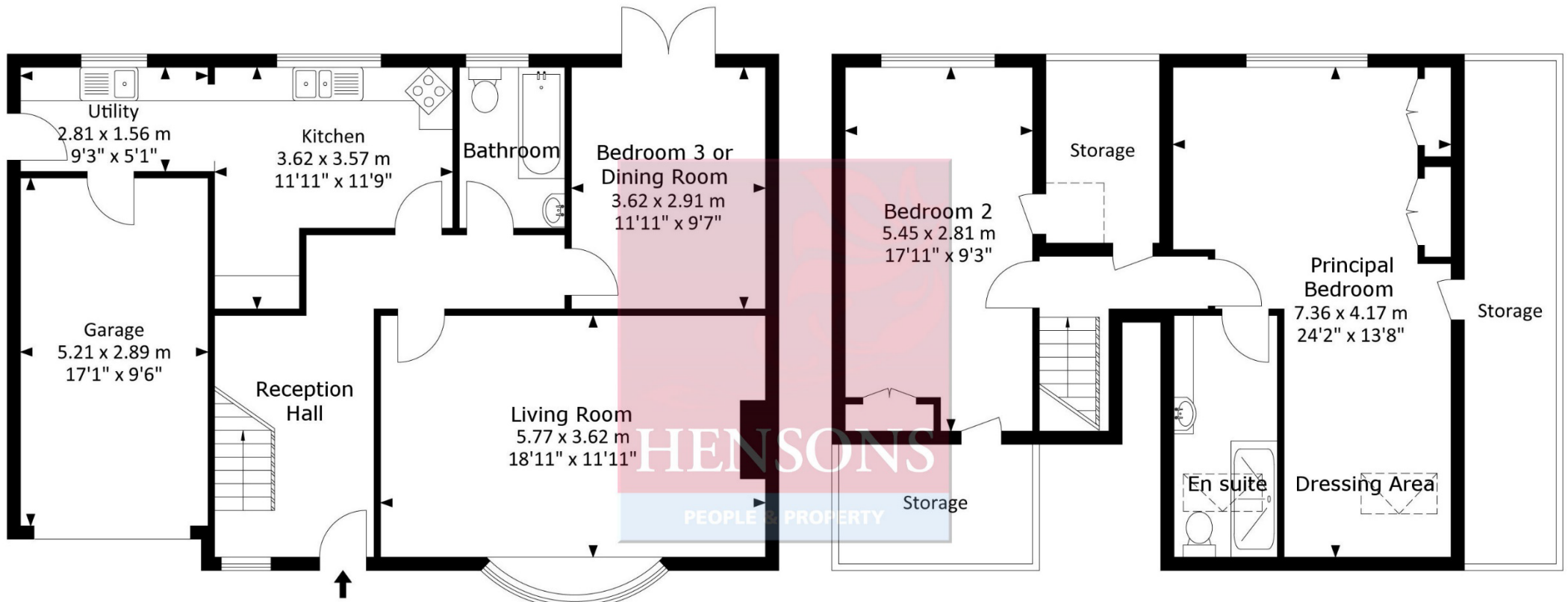
A good range of amenities are available including large Tesco and Waitrose supermarkets, Doctors and Dental surgeries, a pedestrianised shopping centre with some nationally known and smaller independent retailers and professional offices.

There are additional local shops within walking distance of the house, while a monthly farmers market is an attraction and there is a good selection of cafes, pubs and restaurants

There is high employment and the schools are good with Hannah Moor and The Grove schools close by. Nailsea and Backwell secondary schools are both within easy reach and independent schools in the area include The Downs and Fairfield PNEU.

Though well placed for the commuter, Nailsea is surrounded by pretty North Somerset countryside but 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. Junctions 19 and 20 of the M5 are less than 6 miles giving easy access to the country's motorway network and a main line rail connection is available at Nailsea and Backwell Station which is within walking distance with direct trains to Bristol, Filton-Abbeywood, Bath and London- Paddington.





Ground Floor

First Floor

The agent has not tested any apparatus, equipment, fixtures, fittings or services and therefore cannot verify that they are in working order or even connected. A buyer is advised to obtain verification from their solicitor or surveyor. The particulars are provided subject to contract and include floor plans that can only give a general indication of the layout of the property. All measurements are approximate and may be rounded up or down when converted between imperial measurements and metric measurements. All fixtures and fittings are excluded from the sale unless separately included within the 'fixtures and fittings' list that will be provided by the seller's conveyancer's or solicitors as a sale proceeds. Any reference to planning consent and land areas are only opinion or estimate or, where mentioned based on information provided by the sellers. Where potential for development, improvement or extension is mentioned, no guarantee of a favourable planning consent is given, and no detailed exploration of supposed potential has been undertaken unless otherwise expressly stated as having been carried out by Hensons rather than the seller or their architect or town and country planning advisors. For further information with regard to planning consent requirements and possibilities, we recommend that an appointment is arranged to meet with our fully qualified planning consultant (there may be a charge for that service). These draft particulars do not form part of any contract and no warranty is given neither do they form part of any offer made by the agents or the seller. © Hensons



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