



A superb 4 bedroom detached family home found in a new mature setting in the favoured Trendlewood area and available without any chain delays.

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PEOPLE & PROPERTY



## 30 Helston Road, Nailsea, North Somerset BS48 2UA

£524,950 – Freehold

A well designed 4 bedroom detached family house found in the sought after Trendlewood area of Nailsea and offering very comfortable neutrally decorated living space including 2 reception rooms, a kitchen breakfast room, well proportioned bedrooms and a superb recently refurbished family bathroom. The garden is a further attractive feature with areas of deck, lawn and paved patio.

The house was originally built in the mid 1980's by a multiple award winning developer however, in recent years the property has been updated and improved to create a very comfortable family home in this lovely avenue away from busy roads and areas of new development but still within easy reach of good schools, open countryside, parkland and woodland and the amenities of the town centre.

Many of the neighbouring houses have been successfully extended over the years which shows the popularity of the location with people having chosen to enlarge their homes rather than move away. This particular house has never been extended but there is scope if required and the existing accommodation flows well.





### The House and Garden:

The front door is sheltered by a porch canopy and opens to an entrance hall. Here doors open to the living room, the kitchen breakfast room and to a cloakroom – WC and a staircase rises to the first floor.

The living room is attractively proportioned with a broad bay window allowing an outlook the front, a feature fireplace with a display shelf to one side and a living flame gas fire inset. Oak finish double doors in turn open to the separate dining room that leads to both the kitchen and via French doors to the patio and rear garden.

The kitchen breakfast room has been refurbished in recent years with an extensive range of contemporary style high gloss easy clean wall and floor cupboards and hardwood style laminated work surfaces and surrounds. Included appliances comprise a built in oven - grill and microwave, an inset gas hob with a stainless steel chimney hood above, an integrated dishwasher and an integrated fridge. In addition, there are deep pan drawers, a breakfast bar with storage beneath and plumbing for a washing machine has been installed in a walk in utility cupboard.

On the first floor the landing has a built in airing cupboard, a hatch and pull down ladder accessing the insulated loft and doors to the bedrooms and the beautifully appointed bathroom that has been completely refurbished.







The bedrooms are comfortably proportioned with three having built in or fitted wardrobes and all rooms are neutrally decorated ready to move in without any chain delays.

### Outside:

A block paved double drive provides parking and leads to the attached Garage with an up and over door, lighting power, overhead storage space and a personnel door to the rear.

A gate at the side of the house leads to a lobby area between the house and garage that continues through to the rear garden where a paved patio area adjoins the back of the garage and opens to the lawn with a further paved and gravelled patio to one side and a full width decked area at the bottom of the garden.

The garden has been designed for easy maintenance and is fully enclosed by timber panel fencing.

### Energy Performance:

The house has been assessed for energy efficiency at a good C-73. The full energy performance certificate is available on request by email.

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		86 <b>B</b>
69-80	<b>C</b>	73 <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Services & Outgoings:

All main services are available. 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/fibre. Cable TV services are also available.

Council Tax Band = E

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