

A two-story house with a light-colored stone or brick facade and dark grey horizontal cladding on the upper floor. The house features a brown tiled roof, a grey roller garage door, and a light green front door. A paved driveway leads to the garage, and a small lawn is visible in the front garden. The house is surrounded by greenery, including bushes and trees. A satellite dish is mounted on the wall.

17 Four Acres Close
Nailsea
North Somerset

The logo for HENSONS, featuring a stylized red rose on a dark red background.

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PEOPLE & PROPERTY

17 Four Acres Close, Nailsea, North Somerset BS48 4YF

£415,000 - Freehold

A well appointed and attractively presented 3 bedroom detached home with an excellent garden standing in a private position at the head of a sought after cul de sac off The Perrings on the southern edge of Nailsea.

This well proportioned home occupies a very appealing position in a nicely established residential area and though parkland and open countryside is within easy reach, the town centre and local amenities are also very accessible.

Nailsea offers a wide range of amenities, with the majority arranged around the town centre with a good range of shopping, cafes, restaurants, health centres, a gym, dentists and health centres. For the commuter Nailsea is well positioned with easy connections to the larger towns in the area and to Bristol which is only 8 miles away with road rail and national cycle routes to the City. The railway station that is within walking distance between Nailsea and Backwell offers local and intercity services with direct trains to Bristol, Bath and London - Paddington while junctions 19 and 20 of the M5 are both within 6 miles allowing access to the motorway network.

Since new The Perrings has been a very desirable place to live and with a wide variety of mostly detached houses and bungalows forming a lovely setting. This house has clearly been loved by the present owner who has carried out a number of improvements, but the property still offers scope to extend if even more space is ever required.





The House and Garden:

The composite front door contrasts with the panelling on the oriel window and the garage door and opens to a traditional reception hall with a staircase rising to the first floor, porcelain floor tiling and doors leading to a cloakroom - WC, the kitchen and the living room.

The living room with its feature fireplace enjoys a double aspect with an outlook to the front and patio doors opening to the rear garden.

The kitchen that again overlooks the rear garden and has a door to the side is fitted with a good range of wall and floor cupboards, one cupboard concealing the replacement Worcester gas central heating boiler. There are extensive hardwood worksurfaces with an inset sink unit and an inset gas hob with a built under electric oven-grill and a chimney hood above, while there is plumbing for a washing machine and space for an upright fridge freezer.

On the first floor the landing allows access to the loft, there is a built in airing cupboard, and doors open to the bathroom and the bedrooms.

The principal bedroom has a bay style window allowing an outlook to the front and plenty of space for free standing wardrobes.

The second bedroom is also a double room and bedroom three, a single room, has a raised dais that can form the basis of a cabin style bed or a desk if required.



The bathroom has been fully refurbished in recent years with a P shape shower bath having a laminated glass screen and dual head thermostatically controlled shower over, a close coupled WC and a floating vanity unit with drawers and a wash basin inset.

Outside:

The house stands nicely back at the head of the close with a wide drive providing parking and leading to the **Garage** with a remote-control roller door, a window and personnel door to the side and a utility area with a worksurface, an inset sink, plumbing for a washing machine and space for a tumble dryer.

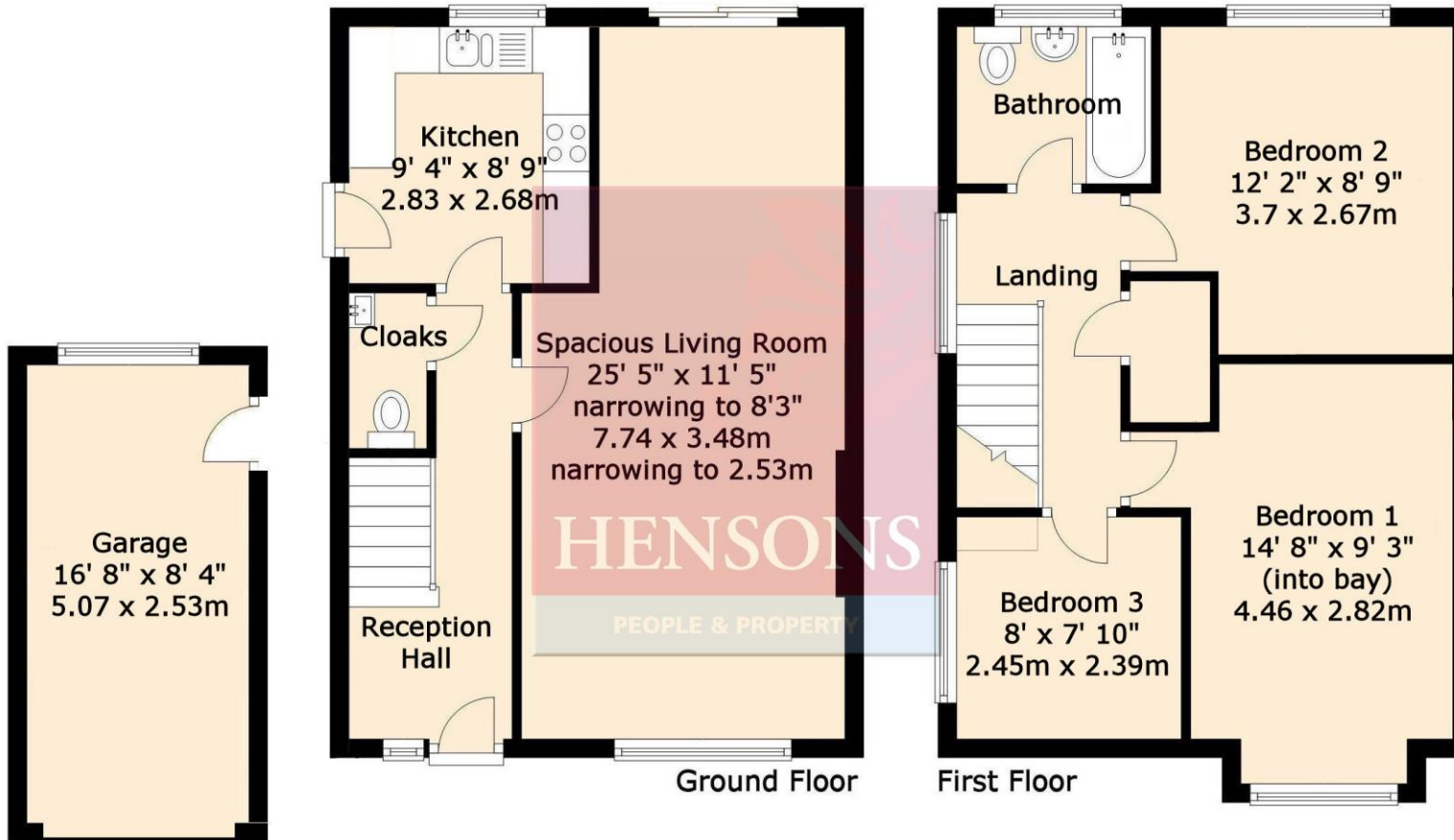
The garden at the front is laid mostly to lawn with a gate at the side of the house leading to a covered path that leads through to the rear garden that is of good size with a broad sweep of lawn that is private with timber panel fencing and at the bottom screen walling beyond. A sun patio is arranged to take advantage of sunshine right into the evening.

There is an attractive variety of established shrubs and bushes creating a very appealing setting.



Energy Performance:

The house has an energy rating of D-65. The full energy performance certificate is available on request by email.



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 = D

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Viewing: By appointment with the sole agents, telephone 01275 810030

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