



A substantial, more mature 3 bedroom family house occupying what is in so many ways an ideal setting with a larger, private garden in a coveted location just a short distance from the town centre.





## 12 Valley Gardens, Nailsea, North Somerset BS48 2JD

£379,950 - Freehold

This substantial 3 bedroom family home offers excellent space and an attractive garden in a prominent position with a more open outlook while being perfectly placed for access to all main amenities within this always sought after address, one that is now among the most established residential areas of Nailsea.

The house has been carefully maintained and is well presented having clearly been a treasured home of many years. The properties in this area are well spaced with gardens of good size and this property is no exception having a sizeable level plot. However, the setting is just one of the attractions here with the double glazed and gas centrally heated accommodation offering light, airy space with potential if ever required to extend the already comfortable layout.

The well designed living space includes an entrance hall with clerestory glazing immediately creating a feel of good natural light. The hall opens to a cloakroom that has been updated with a classic white suite and vanity cupboards, while a glazed door from the hall leads through to the large L shaped open plan living room and dining area. A broad almost full width window allows an unusually open outlook to the front, patio doors lead out to the garden and there is a feature fireplace as a further focal point.

The kitchen-breakfast room is fitted with an extensive range of wall and floor cupboards, rolled edge worksurfaces and a matching peninsular breakfast bar making good use of the space. A series of integrated appliances are included comprising a built under over-grill, an inset hob with a concealed cooker hood above,



a concealed fridge and freezer. In addition, there is plumbing for a washing machine, a built in larder cupboard a door to the garden and another broad double glazed window, this time overlooking the private rear garden.

Climbing the stairs there are two windows over the stairwell illuminating the landing that opens to the family bathroom and the bedrooms with a hatch above to the generous loft.

The principal bedroom to the front has a suite of fitted wardrobes and again enjoys a sweeping outlook over Valley Gardens with houses opposite a good distance away.

The second double bedroom similarly has plenty of wardrobe storage though here, the outlook is to the rear picturesque garden.





The third bedroom is again amply proportioned and very airy with a further almost wall to wall double glazed window to the front.

Finally, the family bathroom has been refurbished much more recently with tiling to complement a contemporary white suite including a basin set in a fitted vanity unit and a P shape shower bath with thermostatically controlled shower and laminated glass screen over.

### Outside:

The house is set well back in Valley Gardens with a gated drive leading to the detached garage with a remote control up and over door, lighting and power.

The lawned garden at the front is enclosed by a low wall with a gate at the side of the house opening to a full width paved patio at the rear.

The patio leads in turn to the level lawn that is framed by a lovely variety of specimen shrubs and bushes with established conifer screening at the bottom of the garden offering complete privacy.

### Town:

This very spacious home is ideally positioned with easy access to the town centre amenities including large Waitrose and Tesco supermarkets, a pedestrianised shopping centre with nationally known and smaller independent retailers, and professional offices.







There are two health centres, dental practices, a leisure centre with a gym, cafes, pubs and restaurants including the excellent White Truffle restaurant. In addition to the conventional retail shops there is a well-supported monthly farmers market and periodic food festivals too.

Additionally, Nailsea benefits from excellent connectivity, with the city of Bristol just eight miles distant, the nearby M5 motorway (two junctions within 6 miles) and the mainline railway station at Backwell with direct trains to Bristol, Bath, Filton Abbey Wood and London Paddington.

Bristol airport is just a twenty-minute drive away though Nailsea does not suffer from any low-level commercial air traffic noise as we are some way north of the low-level flight paths.

### Services & Outgoings:

All main services are connected. Telephone connection. Gas fired central heating through radiators with a replacement Worcester boiler that is approximately 2 years old. Double glazing. High speed broadband is available with download speeds up to 1Gb or better via cable or fibre. Council Tax Band C. The tenure is Freehold with a fixed annual ground rent of £12:50.

### Construction:

We understand that the house is traditionally constructed and therefore fully mortgageable if you require a mortgage or an equity release arrangement.

## Mortgages & Finance:

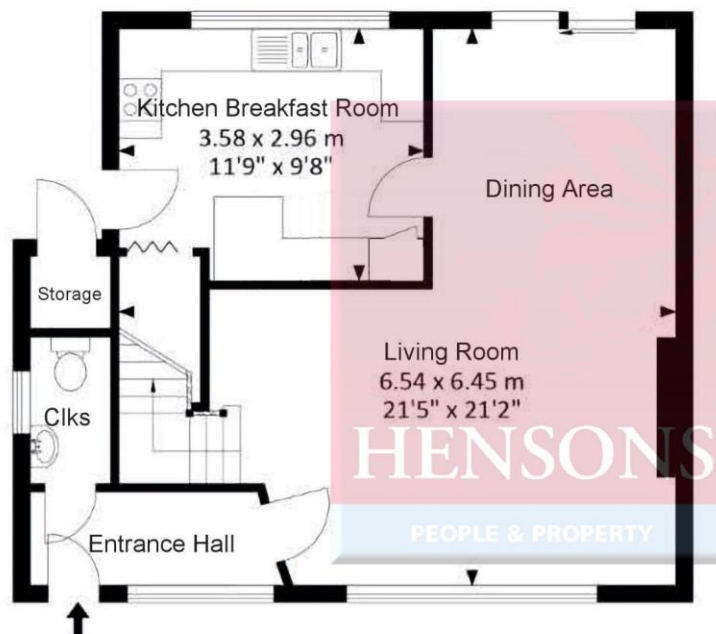
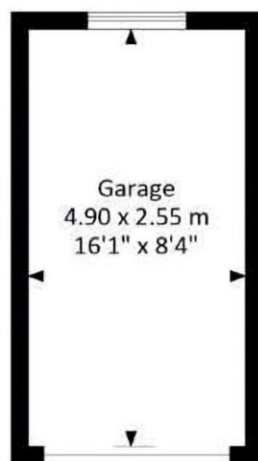
Our fully qualified independent financial advisor (I.F.A.), will be pleased to provide FREE, impartial advice as you need it. Please call us on 01275 810030 and we will arrange this for you.

## Energy Performance:

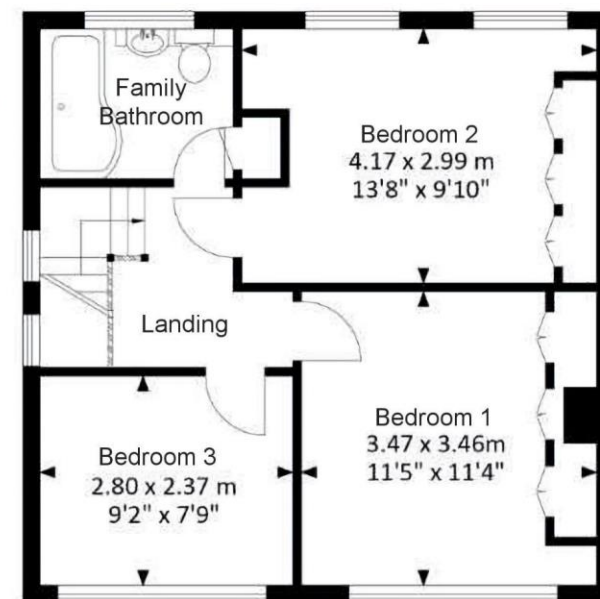
The house has been rated at a D-62. The full Energy Performance Certificate is available on request by email.

## VIEWING:

Only by appointment with the Hensons, email [info@hbe.co.uk](mailto:info@hbe.co.uk) or for a faster response call 01275 810030 and we will make all arrangements.



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. Accuracy is not guaranteed and should not be relied on for any purpose. 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 sellers' 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. 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 2025



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