



A spacious two bedroom home found in cul de sac position adjoining an area of parkland and quietly placed away from any busy roads.



3a Lime Breach Wood, Nailsea, North Somerset BS48 2DE

£300,000 – Freehold

Positioned in a peaceful setting just off Moor End Spout, this unusually spacious two bedroom home is located adjacent to an area of parkland and only a short walk from open countryside.

The property is bright and well laid out. The ground floor features a modern open plan kitchen/diner with ample storage and workspace, opening via an archway into a spacious sitting room, which benefits from excellent natural light throughout the day.

Upstairs, the main bedroom includes fitted wardrobes and generous floor space. The comfortable second bedroom provides flexible accommodation for family, guests, or a home office and the family bathroom is well equipped, offering both a bath and a separate walk-in shower.

Outside:

There are areas of gardens to the front and rear.



The garden at the front is enclosed and offers good privacy with sweeps of gravel a paved path leading to the front door.

To the front, the property benefits from off-street parking for at least two cars.

The rear garden offers a private outdoor space ideal for relaxing or entertaining.



Location:

The house stands in an established residential area close to parks and schools and within walking distance of all of Nailsea's amenities including the large Tesco and Waitrose supermarkets, dental and doctor surgeries.

Nurseries, primary and secondary schools are also an easy walk away and the pubs, cafes and restaurants in the town centre are easily accessed. Close by there are some lovely walks over open countryside and for the cyclist Nailsea is on a Sustrans cycle route.

In addition, for those wanting to travel further afield there is a main line railway station between Nailsea and Backwell providing services to Bristol, Bath, London-Paddington and elsewhere. The M5 motorway junction at nearby Clevedon is less than a 10-minute drive away and a regular bus route takes you easily into Bristol City Centre.

Services & Outgoings:

All mains services are connected. Full gas central heating through radiators. uPVC double glazing. Broadband services are available. Council Tax Band = B



Energy Performance:

The house and EPC rating of C-70 for energy efficiency. The full certificate is available on request at info@hbe.co.uk.

Construction:

The house is understood to be traditionally constructed.

Viewing:

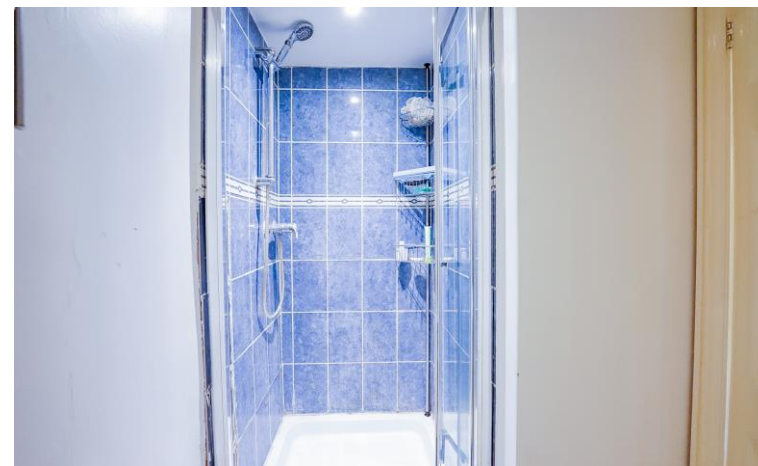
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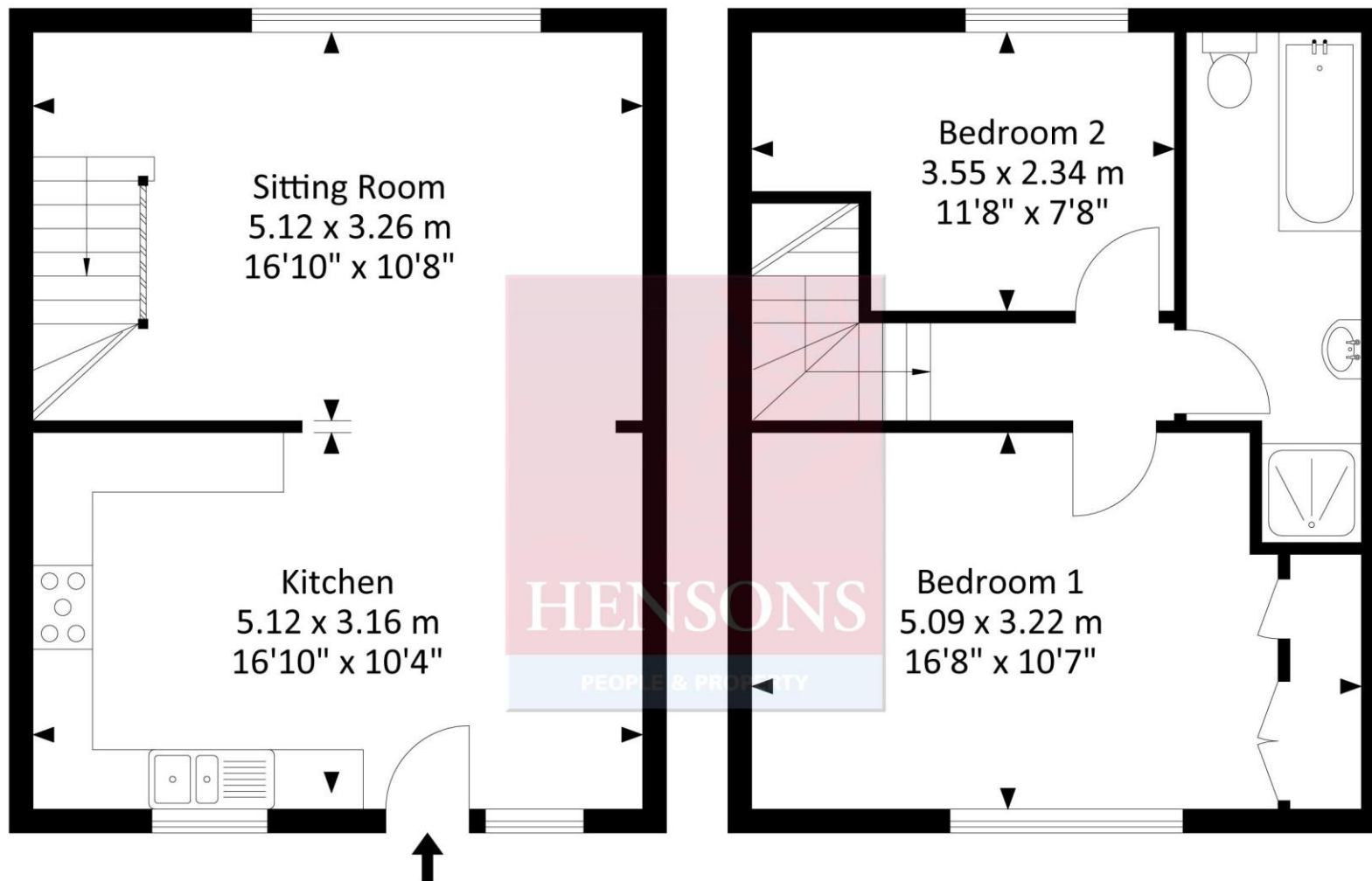
HENSONS: Email – info@hbe.co.uk Book an appointment online or Telephone 01275 810030

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Ground Floor

First Floor

Approx. Gross Internal Area
718.1 Sq.Ft - 66.7 Sq.M