

A wonderful 4 bedroom, 3 reception room detached family home found in a sought after setting in The Perrings area of Nailsea.



7 Wookey Close, Nailsea, North Somerset. BS48 4YE

£645,000 - Freehold

This fine 4 bedroom detached family home enjoys an attractive setting at the head of this sought after close off The Perrings on the southern edge of Nailsea, one of the area's most sought-after and rarely available locations.

The house is immaculately presented and offers an exceptional opportunity to acquire a stylish, spacious, and well-maintained residence offering both comfort and practicality. Surrounded by beautifully kept gardens, the property enjoys a peaceful setting while remaining within easy reach of highly regarded local schools, public transport links—including the mainline train station at Backwell—and a wealth of countryside walks, making it ideal for family life and commuting alike.

There is also easy access to the town centre where there are large Waitrose and Tesco supermarkets, a gym and leisure centre, medical centres, dental practices, a wide range of shops, cafes, pubs and restaurants.

For the commuter Nailsea is ideally placed just 8 miles from Bristol.







The House

The property has been thoughtfully designed to provide versatile living accommodation across two floors. The ground floor features a welcoming reception hall that sets the tone for the rest of the house, with high-quality finishes including Karndean flooring and modern décor.

Multiple reception spaces offer flexible options for both everyday living and entertaining, with a bright and spacious living room, a separate dining area opening onto the rear garden, and a dedicated study or family room—perfect for home working or playroom space.

The generous kitchen-breakfast room is well-appointed with granite work surfaces, a breakfast bar, and a range cooker, while the adjoining utility room offers excellent additional storage and practical workspace with direct access to both the garden and garage.

Upstairs, the accommodation continues to impress with four well-proportioned bedrooms, including a principal suite with fitted wardrobes and an en suite shower room.

A contemporary family shower room with high specification finishes serves the remaining bedrooms, offering comfort and convenience for the whole household. Storage has been cleverly integrated throughout the house including an airing cupboard and fitted wardrobes.





Outside:

Externally, the property sits within attractive and private gardens to both the front and rear. The rear garden is a true highlight—fully enclosed and laid to lawn with mature shrub borders, two patio areas ideal for outdoor dining, and a useful side area with a timber shed. The front garden is also neatly maintained, with a tarmac driveway providing ample off-street parking and leading to an attached garage with power and internal access.

Services & Outgoings:

All main services are connected. Telephone connection. Gas fired central heating through radiators with a high efficiency replacement boiler. Full double glazing. High-speed broadband is available. Council Tax band F. The house extends to 132 sq. m – 1,420sq.ft. this information was taken from the Energy Performance Certificate.

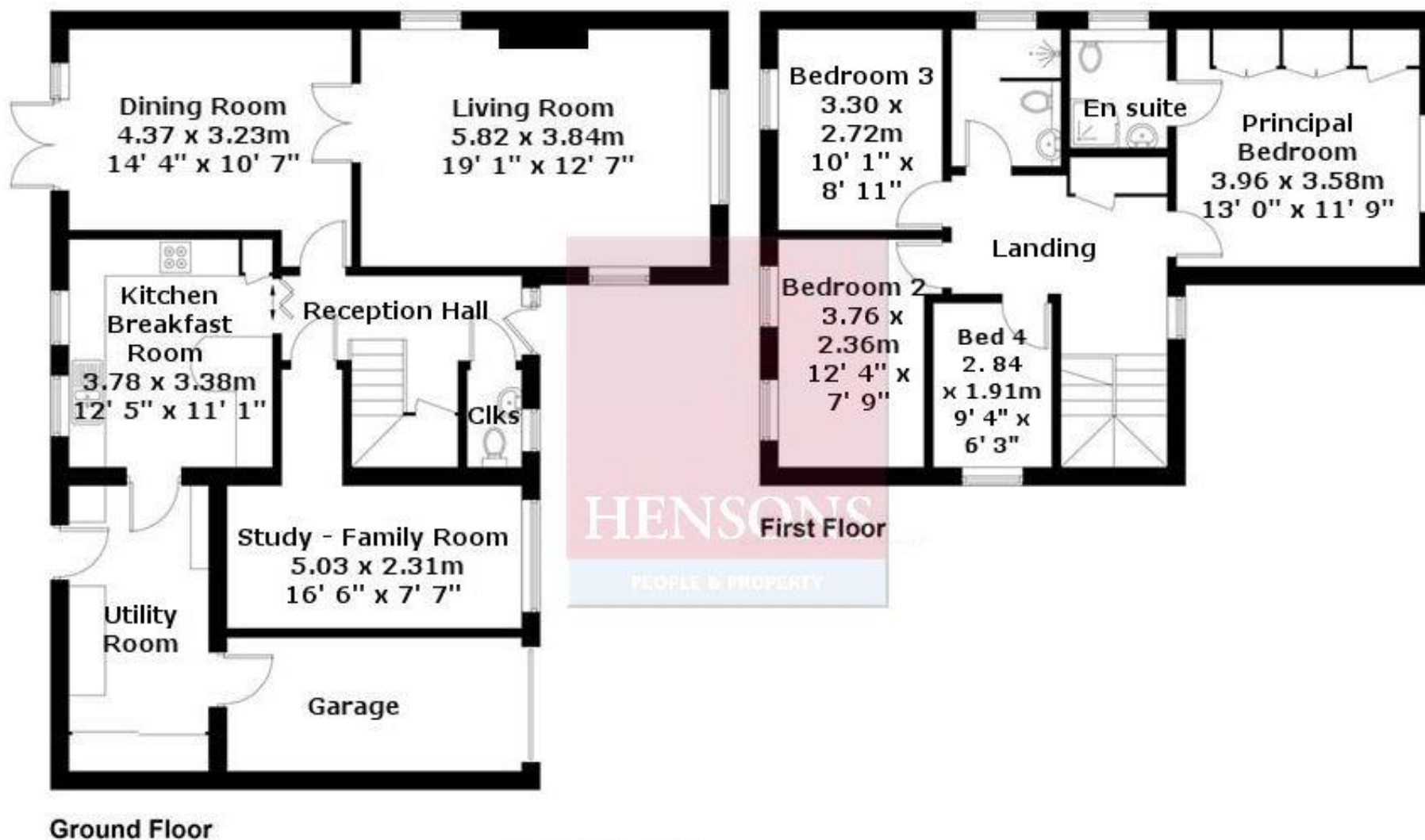
Energy Performance:

The house has been rated at a good C-70, well above the average for a property in England and Wales of D-60. The full Energy Performance Certificate is available on request at info@hbe.co.uk

VIEWING:

By appointment with the agents: Hensons - telephone 01275 810030.





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