



A superior detached bungalow in a secluded setting on the edge of the 'old village' in Nailsea.

HENSONS

PEOPLE & PROPERTY

19 St. Marys Grove, Nailsea, North Somerset. BS48 4NQ

£599,950 - Freehold

An outstanding three-bedroom, two-bathroom detached bungalow occupying an attractive and very private setting, with an almost due-south facing rear garden and spacious accommodation that is beautifully presented throughout.

The property is one of three similar, high-quality bungalows built by Jara Homes, a respected developer known for their exacting specifications. This particular bungalow is available for the first time since new. Over the years, the property has been meticulously maintained and offers beautifully proportioned living space, with both reception rooms enjoying views over the rear garden.

The reception hall features a high, half-vaulted ceiling that welcomes you to the bungalow and adds real character, while a glazed door opens to the very pleasing, almost square living room, with a fireplace that creates a focal point. The outlook is to the south, over the rear garden, and a further glazed door opens to the generously sized dining room, with patio doors leading to the garden. The dining room, in turn, opens to the spacious kitchen/breakfast room, which is equipped with an extensive range of fitted wall and base units, a built-in eye-level oven-grill, an inset hob with a concealed cooker hood above, and an integrated dishwasher. A breakfast bar provides the perfect spot for informal dining, and the outlook is over a courtyard area towards the front.

A utility room is located across the hall from the kitchen and includes plumbing for a washing machine, space for a tumble dryer, a work surface with an inset sink, a wall-mounted Worcester gas-fired boiler, and a door leading out to the garden. The design of the bungalow is superb, offering excellent built-in storage space and a clear separation between the living areas and bedrooms.

The principal bedroom is particularly impressive, combining exquisite proportions with the convenience of a dressing area that includes wall-to-wall wardrobes and a full en suite bathroom, featuring twin basins, a corner bath, and a separate shower enclosure.

There are two further comfortable bedrooms and a well-appointed family or guest bathroom.





Outside:

The bungalow is approached via a tarmacadam drive, which provides access to the three neighbouring properties, leading to the respective private driveway areas.

This property offers ample parking and turning space, along with a double garage featuring a remote-controlled door, lighting, power, and a personnel door to the rear.

The front garden is laid to an easily maintained level lawn, with planted borders flanking the driveway.

A path leads from the drive to a courtyard area adjoining the front door and continues to a gate providing access to the rear garden.

The rear garden is again mostly laid to lawn, with a paved patio area, shaped planted borders, and well-fenced boundaries. A timber garden shed stands to one side, and privacy is excellent, given that the neighbouring properties are all bungalows.

About Nailsea:

Nailsea is the smallest of the four North Somerset towns but the most conveniently located for Bristol, being just eight miles from the city.

A good range of amenities is available, including large Tesco and Waitrose supermarkets, doctors and dental surgeries and a pedestrianised shopping centre featuring both national retailers and independent shops. Additional amenities include gyms within walking distance of the house, a monthly farmers' market and a good selection of cafés, pubs, and restaurants.

Although well placed for commuters, Nailsea is surrounded by attractive North Somerset countryside. The town benefits from easy access to major centres in the region, as well as the Sustrans national cycle network, which provides a good route to Bristol and other destinations.

Junctions 19 and 20 of the M5 motorway are less than six miles away, offering excellent connectivity to the national motorway network. Nailsea & Backwell railway station, within walking distance of the property, provides direct train services to Bristol, Filton Abbey Wood, Bath and London - Paddington, among other destinations.

Construction:

The bungalow is traditionally constructed.

Mortgages & Finance:

There is a bewildering array of funding options for this property. Our fully qualified independent financial advisor (I.F.A.), Graham will be pleased to provide FREE, Impartial advice as you need it. Please call Judith Clarke B.A. (Hons) in the office who will arrange this for you.

Photographs:

See more photographs on our web site at www.hbe.co.uk

Services & Outgoings:

Mains water, gas, electricity and drainage are connected. Telephone at present connected. Gas fired central heating through radiators with Worcester boiler. Double glazing. Hi speed broadband services are available. Council Tax Band F.

Energy Performance:

The property has been assessed for energy performance as Band D-67

Viewing:

By appointment with **HENSONS**

Telephone: 01275 810030

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Approx. Gross Internal Area
1673.30 Sq.Ft - 155.50 Sq.M
(Total area includes garage)

