



A substantial 5 bedroom, 3 reception room detached family house found in an attractive cul de sac setting with gardens to the side and rear in the sought after Trendlewood area.



9 Cerney Gardens, Nailsea, North Somerset, BS48 1ST

£679,950 – Freehold

An exceptionally comfortable detached family home offering 5 bedrooms, 3 distinct reception rooms, and a superb kitchen – breakfast room / kitchen diner featuring a striking part-vaulted ceiling. The property enjoys a tranquil cul-de-sac setting in one of Nailsea's most desirable locations within the sought-after Trendlewood area.

Ideally situated within easy walking distance of Golden Valley Primary School, St. Francis School, picturesque parkland and woodland, and the town centre, the house remains well removed from through traffic and areas of new development—perfectly balancing convenience with a sense of peace and seclusion.

Some years ago, the present owners commissioned a respected local building company to enlarge the already substantial 4 bedroom layout. The result was clearly very successful creating well proportioned living space that the owners have enjoyed while their three children have grown up. The accommodation is light and airy with good flow and the advantage of the excellent kitchen-diner, a real heart of the house opening to and overlooking the charming rear garden.

Throughout the property is well presented with the front door opening to the reception hall that sets the tone for the rest of the property, offering a clear line of sight through to the dining area and a view of the part galleried landing above. The living room is beautifully proportioned; a contemporary limestone feature fireplace is a focal point and there is a more open outlook to the front to the head of the cul de sac



The hall also opens to a formal dining room overlooking the rear garden.

The large study or a family room beyond offers a double aspect including French doors opening onto the patio and rear gardens.

The kitchen-breakfast room is a real highlight, arranged around a central peninsular breakfast bar and opening onto a vaulted dining area flooded with natural light from a pair of Velux windows and the double aspect over the garden again with French doors leading to the rear.

The kitchen is fitted with a range of wall and floor cupboards and includes space for a range cooker with feature extractor above, space for a tall fridge and freezer, an integrated dishwasher, a ceramic sink and an integrated wine cooler.

The utility room is well appointed, offering ample storage including a tall broom cupboard – ironing board cupboard, plumbing for a washing machine, space for a tumble dryer, a ceramic sink, a door to the garage as well as the side of the property.

Returning to the hall, a door opens to a cloakroom with a WC a basin and a window to the front.

On the first floor the landing opens to the family bathroom and five well balanced bedrooms with 4 double rooms including the master bedroom with a recently updated en suite shower room. The fifth bedroom is also of good size and is currently furnished as a study.

The family bathroom has a full suite comprising a P shaped bath with shower over, a wash hand basin, bidet, a W.C and there is a window to the side.

Good storage is provided up in the attic space above which is partially boarded.

Outside:

In keeping with the interior, the garden is presented very well.

The house stands in a prominent position at the head of the close with a double drive that provides good parking. The Garage has a reduced depth but is still more than large enough for storage and bikes etc. with a metal up and over door, lighting, power, an outdoor tap and a personnel door to the utility room at the rear.

The front garden is mainly laid to lawn with established shrubs adding colour and a gate to the side of the property where there is plenty of space for wheelie bins, recycling bags and boxes to be hidden out of sight.

A timber gate opens to a paved path leading to the rear garden that is a real surprise as the garden extends to the rear and side of the house with a broad sweep of level lawn seating space on two patio areas and raised borders incorporating a further attractive seating area. An impressive two storey playhouse stands to one side while a delightful rose arch draws the eye through to a second area of garden with a bed of fruit bushes, more lawn and a timber shed. The backdrop of the garden is a superb natural stone wall that adds great character and privacy.





Services & Outgoings: All mains services are connected. Gas central heating through radiators and additional electric under floor heating in the kitchen breakfast room. Full double glazing. High-speed and superfast Fibre optic broadband are available with download speeds up to 1 Gb or better via cable/fibre. Cable TV services are also available in the close. Council Tax Rating Band E.

The living accommodation amounts to 166sq.m – 1786sq.ft
Information derived from the EPC.

Declaration of Interest:

Please note that in accordance with The Estate Agents Act 1979 we are required to advise all parties that the property is owned by an employee of Hensons.



Energy Performance:

The property has an above average energy rating of C-75. The full certificate is available on request by email to info@hbe.co.uk

Photographs: See more images at www.hbe.co.uk

Construction:

We understand that the house is traditionally constructed.

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. Any drone photographs used are for identification purposes and general guidance only and do not accurately depict boundaries, 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. For further information about planning consent requirements and possibilities, we recommend that an appointment is arranged to meet with our fully qualified planning consultant (there may be a charge for that service). 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



