



A beautifully presented, energy-efficient, high-specification, nearly new 4-bedroom, 2-bathroom home at Netherton Grange, Nailsea.



## 8 Willow Tree Fields, Netherton Grange, Nailsea, North Somerset BS48 4PS

*Offers in the region of £625,000 - Freehold*

An outstanding 4 double bedroom, 3 reception room, 2 bathroom detached home that is very energy efficient and is offered with the balance of a 10 year NHBC Guarantee. The property presents extremely well with light, neutral decoration and enjoys a superb position in the prime setting in this sought after development with a private south facing garden, a long drive, a large garage to the side and the advantage of a more open outlook to the front towards an area of parkland.

Typically, the first houses that are occupied in any new development stand in some of the very best positions and this house is no exception with a feeling of space around the property, an attractive approach and a secluded sunny garden. The impressive exterior of the house invites you in and the interior certainly doesn't disappoint with very comfortable accommodation that flows well from the welcoming reception hall that opens to all main ground floor rooms.

The spacious Living Room has French doors and matching full drop windows that open to the patio at the rear and overlook the rear garden.

A separate dining room adjoins both the living room and the kitchen with wide open access between the kitchen and dining area creating an attractive open plan effect. The dining area also opens to the rear garden with a second set of French doors to match the living room.

The kitchen is very well equipped with a good range of contemporary wall and floor cupboards and extensive work surfaces. A suite of integrated appliances comprises a built in eye level electric double oven – grill, an inset 5 burner gas hob with a fitted cooker hood above, an integrated dishwasher and an integrated fridge freezer. There is an open outlook to the front and the advantage of a separate utility room – cloakroom just across the hall that houses the washing machine and tumble dryer and offers further storage cupboards.



*The open outlook to the front*



A well proportioned study is also arranged off the hall with again a more open outlook to the front.

The staircase rises from the hall to the first floor landing and here there are four very comfortable double bedrooms and a family bathroom.

The principal bedroom is of excellent size and opens in turn to an ensuite shower room, while the bedrooms at the front have deep sill windows that offer a more open outlook and the bedrooms at the rear overlook the rear garden.

The space within the house is exceptional and the house is in virtually new condition plus the property is offered without an onward chain delay due to a career relocation out of the region.



## Outside:

An established hedge screens the house from the front and a long drive provides parking for at least two cars and the side and leads to the **Large Garage** 23'3 x 10' (7.9m x 3.5m) internally with an up and over door, lighting, power, overhead storage and a personnel door to the garden.

A gate opens from the drive to the patio area at the rear that in turn leads to the south facing lawn that is enclosed by the wall of the garage and partly by timber panel fencing offering a high degree of privacy.

**Energy Performance:** There is an excellent EPC rating for the house of B-86. According to the EPC the floor area amounts to 144sq.m – 1,550sq.ft





### The Town:

A good range of amenities are available including cafes and restaurants, large Tesco and Waitrose supermarkets, Doctors and Dental surgeries, a pedestrianised shopping centre with nationally known and smaller independent retailers, a banking hub and professional offices.

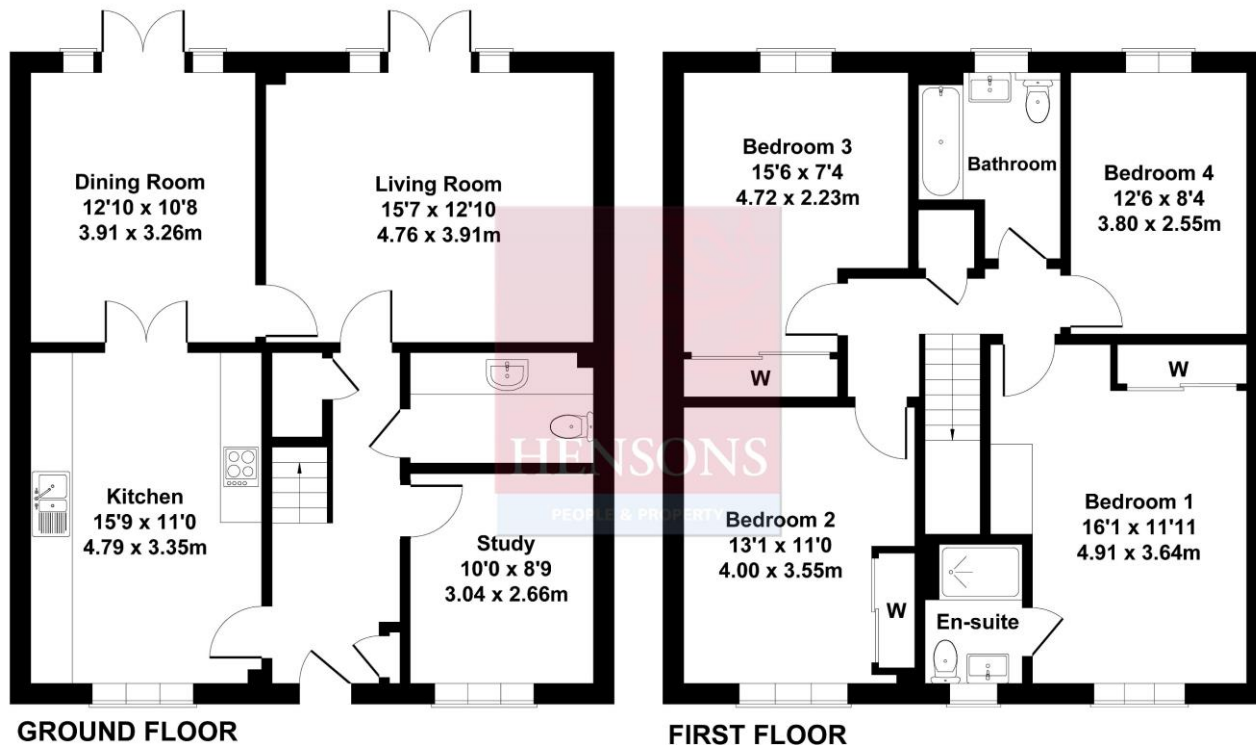
There is high employment, and the schools are good with Hannah More and The Grove Schools close by and both Nailsea School and Backwell schools within walking distance.

Though well placed for the commuter at only 8 miles from Bristol with a mainline railway station and with Junctions 19 and 20 of the M5 less than 6 miles away, Nailsea is surrounded by pretty North Somerset countryside, with easy access to other major centres in the area and access to the Sustrans national cycle network with a good route to Bristol and other destinations.

**Services & Outgoings:** Mains water, gas, electricity and drainage are connected. Gas central heating through radiators with a high-efficiency boiler. Telephone and broadband connections are available. Full double glazing and high insulation standards. The Council Tax Band is F.

**Viewing:** By appointment with the sole agents **HENSONS** Telephone: 01275 810030





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. Ariel photographs 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



**HENSONS**

Ivy Court, 61 High Street, Nailsea, Bristol, BS48 1AW

Telephone: 01275 810030

Email: [info@hbe.co.uk](mailto:info@hbe.co.uk)

[www.hbe.co.uk](http://www.hbe.co.uk)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 94 A      |
| 81-91 | B             | 86 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |