

2 Axbridge Close
The Perrings,
Nailsea, North Somerset

HENSONS

PEOPLE & PROPERTY

2 Axbridge Close, Nailsea, North Somerset BS48 4YN

£439,950 - Freehold

A well-appointed 4 bedroom, 2 bathroom home offering extensive living space, including 3 reception rooms, a utility area, a ground-floor cloakroom, and very comfortable bedrooms, particularly the exceptional principal bedroom with a full en suite bathroom. The house enjoys a charming setting on a little-known, leafy lane in The Perrings, with an excellent garden situated on the southern edge of Nailsea, close to parkland.

This attractively proportioned home occupies a very appealing position in a nicely established residential area. While parkland and open countryside are within easy reach, the town centre, excellent transport links, and local amenities are also easily accessible.

Nailsea offers a wide range of facilities, the majority of which are arranged around the town centre. These include a good selection of shops with large Waitrose and Tesco supermarkets, cafés, restaurants, health centres, a gym, and dentists. For commuters, the town is well-positioned with convenient connections to the larger centres in the region with Bristol just eight miles away. Road, rail, and national cycle routes provide excellent access to the city and beyond.

The railway station, within walking distance between Nailsea and Backwell, offers local and intercity services, with direct trains to Bristol, Bath, and London Paddington. Meanwhile, Junctions 19 and 20 of the M5 motorway are both within six miles, allowing easy access to the motorway network.



The uPVC double-glazed front door, with a three-quarter drop window to the side, opens into a useful porch, which in turn leads to the traditional reception hall.

The hall features a staircase rising to the first floor, with doors providing access to a cloakroom/WC, the kitchen, and the sitting room.

The sitting room, with its feature fireplace, enjoys a pleasant outlook to the front, complemented by a pair of attractive low-sill windows. Open access leads to the dining room, currently used for informal dining and as a cosy snug/TV area, with views over the deck and rear garden.

The kitchen, which also overlooks the rear garden includes an archway to the utility area and the breakfast room/family room. This space is currently used as a gym but has previously served as a dining area and could be adapted for a variety of uses, including as part of an annexe if integrated with the garage space.

The kitchen is fitted with a good range of wall and floor cupboards and features a deep built-in larder/broom cupboard, while a door to the side provides additional access.

On the first floor, the landing that allows access to the loft, includes a built-in airing cupboard, and leads to the family bathroom and the bedrooms.

The principal bedroom is exceptional, offering remarkable space, a suite of wardrobes, and a full en suite bathroom complete with both a bath and a shower enclosure.

Both additional double bedrooms benefit from fitted or built-in wardrobes, while bedroom four also includes fitted storage.

Contact us today by email at info@hbe.co.uk or on 01275 810030 to view.

Outside:

We really like this location for its tranquillity and charm, with the feel of a country lane flanked by an old hedgerow.

For gardeners and sun lovers, the rear garden is a particular highlight, boasting a perfect west-south-westerly orientation that provides sunshine from mid-morning through to the evening, as well as excellent privacy.



The garden is mostly laid to a level lawn, complemented by an extensive composite (rot-proof) deck with integrated LED lighting.

ENERGY PERFORMANCE:

The house has been assessed as a very good performing Band C-73, significantly better than the national average of D-60 for energy efficiency.

SERVICES & OUTGOINGS:

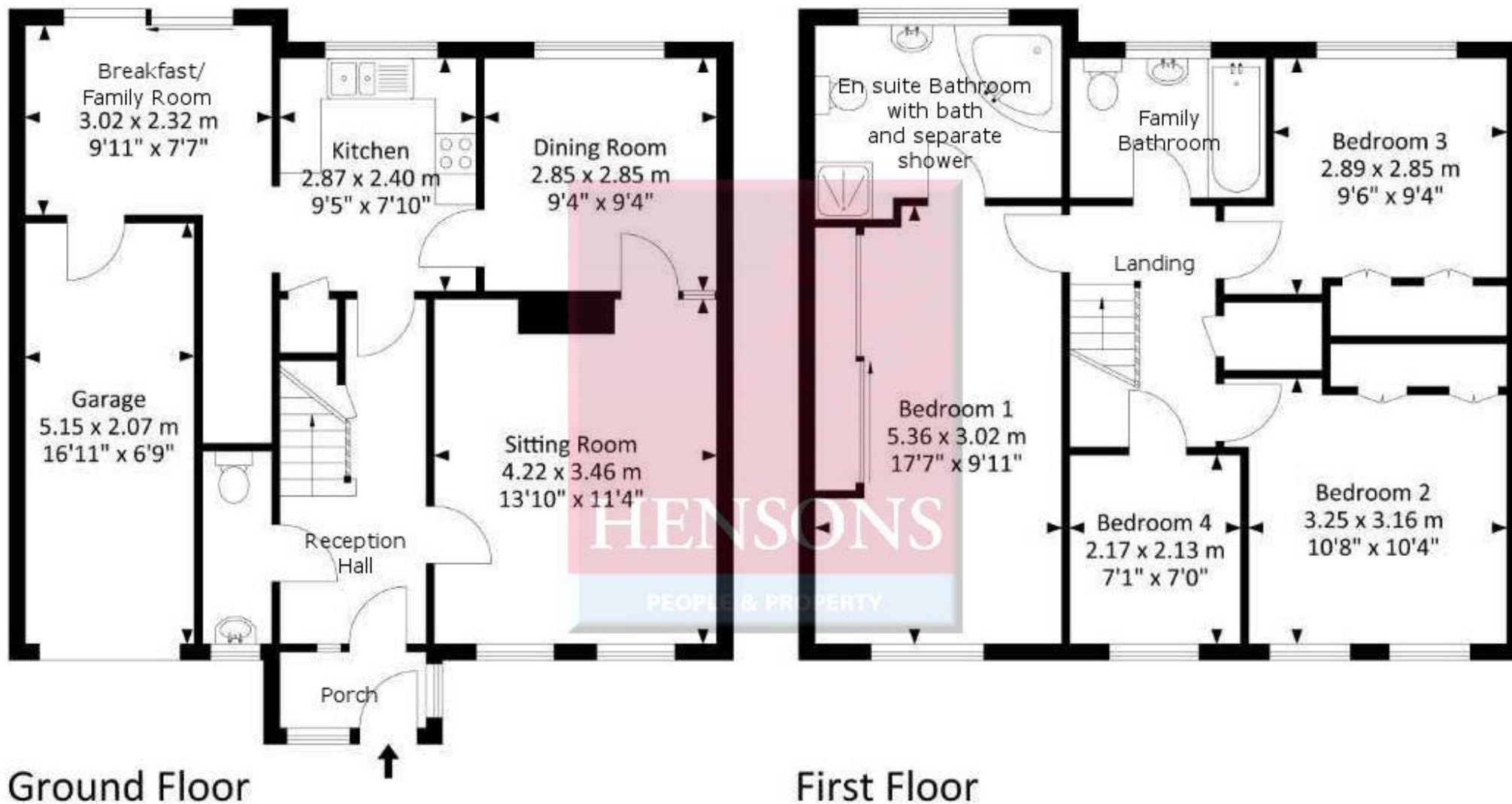
All mains' services are connected. Super fast broadband is available. uPVC double glazing with a series of new, guaranteed windows. Council Tax Band D.

CONSTRUCTION:

The house is of standard, traditional construction and is therefore fully mortgageable.

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





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