



A well presented and very comfortable extended 3 bedroom family home enjoying a lovely safe setting with a more open outlook, a private garden, a drive and garage and easy access to nearby open countryside.



## 19 Greenslade Gardens, Nailsea, North Somerset BS48 2BE

**Offers in the region of £323,000**  
**Freehold**

This spacious, extended three-bedroom property offers an ideal choice for first-time buyers, families, or those looking to downsize, with its lovely private west-facing garden, which enjoys sunshine from late morning into the evening, its open outlook, and its attractive, well-presented accommodation.



The house offers generous proportions, an abundance of natural light, and a private garden that wraps around three sides of the property. Additional features include a driveway, garage, and a ground-floor cloakroom, all of which enhance the practicality of this well-designed home.

Since new, the houses in this close have been recognised for their design, and this house benefits from a ground-floor cloakroom, a rare and valuable feature in properties in this price range. The setting is quiet and safe, and well placed for local schools, parkland, and open countryside on the edge of Nailsea, while there is also easy, level access to the town centre amenities.





## The Accommodation

A composite front door at the side of the house opens to a generous traditional reception hall with stairs rising to the first floor and an under-stairs storage cupboard. There are doors leading to the kitchen and the living room.

The living room enjoys an outlook to the front, with an almost wall-to-wall window allowing an attractive view. A feature contemporary fireplace is set into a chimney breast, and there is open access to the dining room, which overlooks the private patio and rear garden.

The two-reception-room design of this house is particularly appealing, and the kitchen is also spacious compared to many other properties in this price range. In recent years, the kitchen has been completely refurbished with a beautiful range of fitted wall and floor cupboards, a suite of integrated appliances including a dishwasher, and extensive granite work surfaces. A window to the side bathes the room in natural light, there is a pantry, and a half-glazed door opens to a rear hall that leads to both the garden and a well-appointed cloakroom.

The light, airy feel of the house continues on the first floor, where the landing opens to the three bedrooms. Two are comfortable double rooms, and the third has been cleverly designed with a fitted high sleeper cabin bed incorporating good additional storage. The landing is bright and airy, with a double-glazed window to the side. There is also access to the loft.

## Outside:

The front garden is mainly laid to lawn, fronting onto a green that creates a real feeling of space.

A path leads to the front door, and a gate opens to the space at the side of the house, offering good separation from the neighbouring property. The path continues to the rear, where a paved patio is sheltered by the extension, resulting in a very private space that enjoys sunshine into the evening. The majority of the garden is laid to lawn, with a further paved area arranged to the side, extending to the bottom of the garden.

A gate opens from the garden to the drive and the garage adjoins with a metal up-and-over door.



## Services & Outgoings:

All main services are connected. Telephone connection. Gas fired central heating through radiators. Full double glazing. Superfast broadband is available with download speeds up to 1Gb or better via cable. Cable TV services are also available. Council Tax Band C

## Energy Performance Certificate:

The house has been assessed for energy performance as band D-66.

## Construction:

The house 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](http://www.hbe.co.uk)

## Our London Property Exhibitions:

See this property featured at our next exhibition at our The London Hilton. Call 01275 810030 for details.

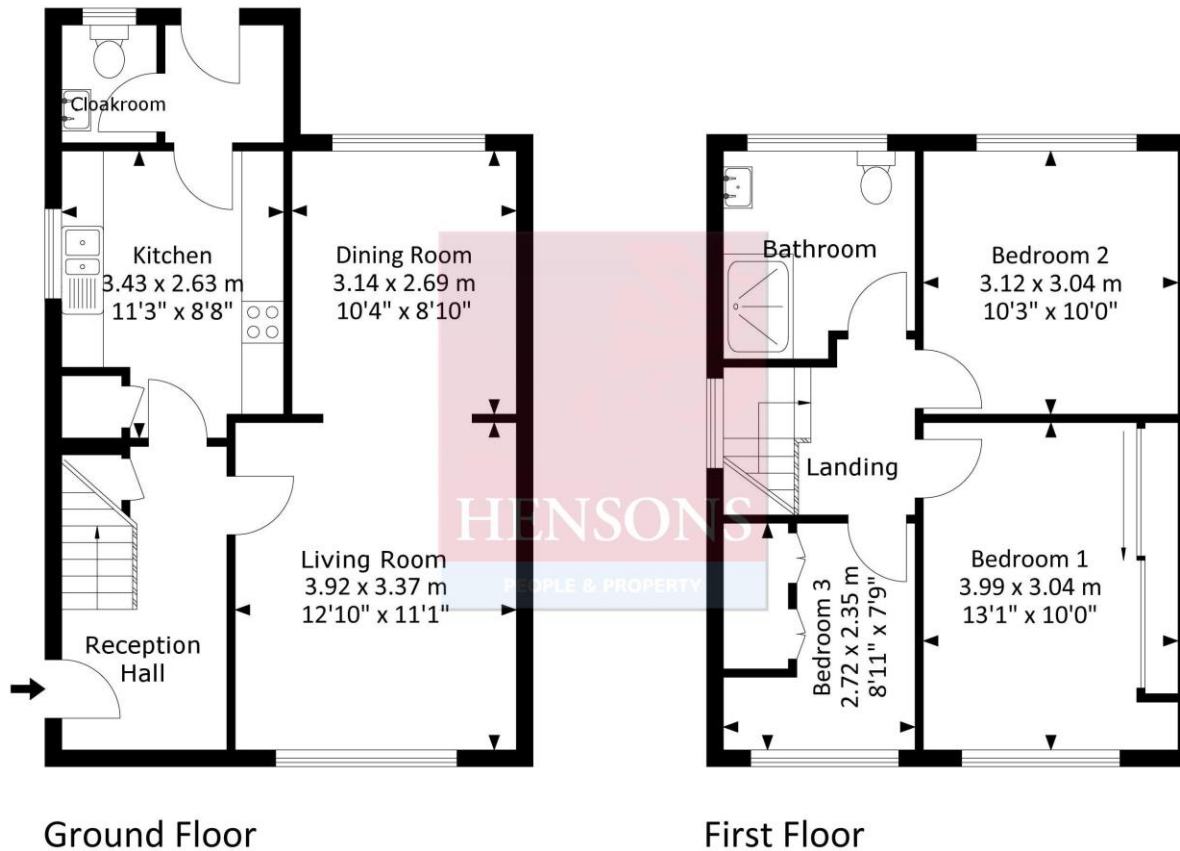
## Viewing:

Only 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 with regard to 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.

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## Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 66 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60