



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 excess of £600,000 - 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.

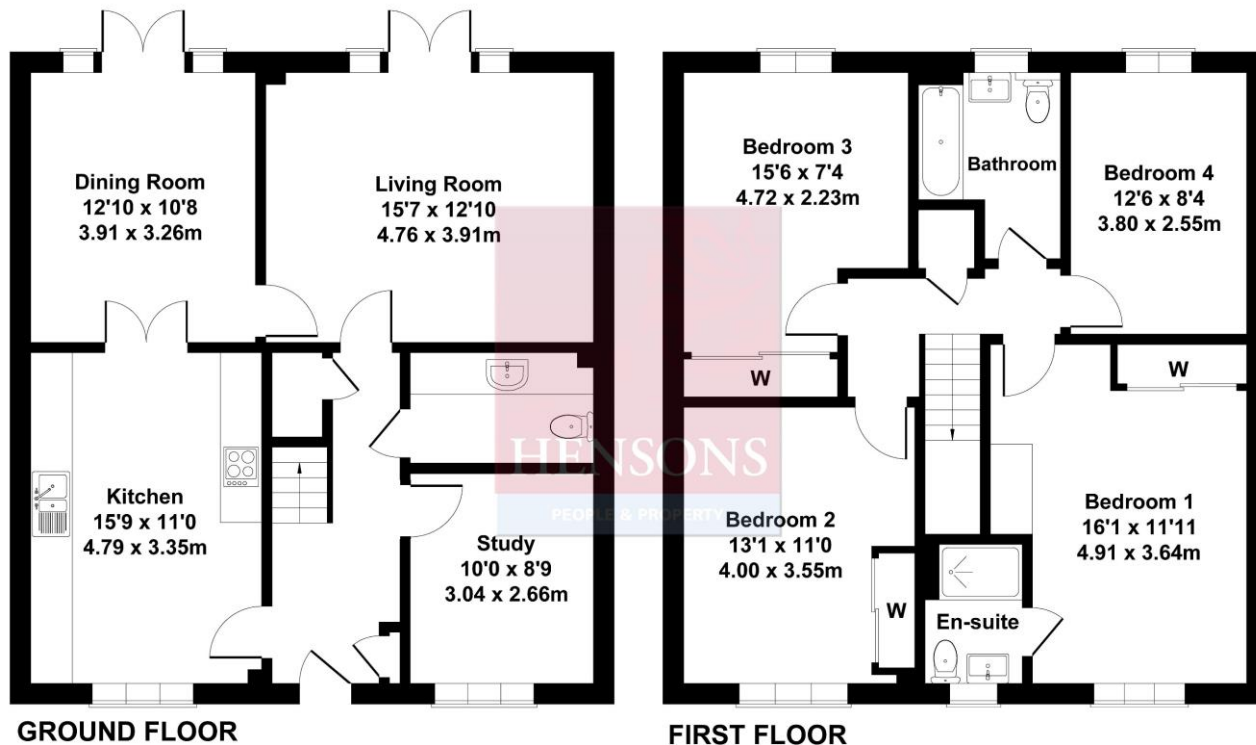
There is high employment, and the schools are good with Hannah More and The Grove Schools close by and both Nailsea School and Backwell schools within walking distance.

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





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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		