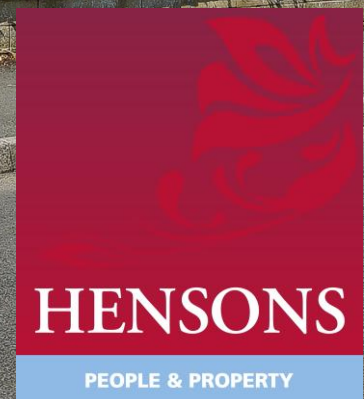




A very deceptive, extended five-bedroom family home of excellent proportions, offering well-arranged and flexible accommodation with a large, private, level garden in a sought-after, established avenue.



36 Westway, Nailsea, North Somerset BS48 2NB

Offers in excess of £475,000 - Freehold

A very deceptive, extended five-bedroom family home of excellent proportions, offering well-arranged and flexible accommodation with a large, private, level garden in a sought-after, well-established avenue within easy reach of the town centre. Available without any chain delays.

This substantial property is on the market for the first time in over 50 years. Over the last half-century or more, it has been well maintained, enlarged, and improved. The living space has been extended and is highly adaptable, with bedrooms and bathrooms on both the ground and first floors making multi-generational living an easy option. Equally, the ground-floor bedrooms can be used as reception rooms.

The property stands prominently in Westway, a broad avenue, well away from busy main roads, in this favoured and established residential area of the town. The town centre is just a short and easy walk away, offering access to the High Street, Crown Glass Shopping Centre, medical centres, a gym (with another planned), and many other facilities. The convenience of this setting is one of the reasons why it is such a popular location. The properties here are well spaced, with ample gardens, and the bright, attractively proportioned rooms always appeal.

The well-designed layout includes an entrance hall with original parquet flooring, leading to both the living room and the kitchen, as well as all the main ground-floor rooms.

The very airy living room is dominated by an almost full-width double-glazed window (a feature that continues throughout), which bathes the space in natural light. A feature fireplace provides a focal point and there is also parquet flooring. A separate dining room (or bedroom) overlooks the rear garden and can optionally be used as a ground-floor double bedroom.

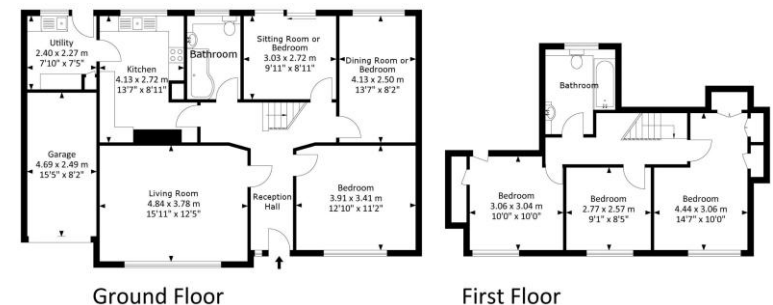
Further along the hall, there is a room currently furnished as a sitting room, with patio doors opening onto the terrace and expansive rear garden. The adjacent full bathroom has been updated in recent years and is well appointed, with fitted cabinets and a P-shaped shower bath.

The kitchen and adjacent utility room also enjoy an outlook over and access to the rear garden. Both are fitted with a range of oak-finish wall and floor cupboards, providing ample work surfaces. A door from the utility room leads out to the patio, and another door opens into the garage.

Returning to the hall, past the feature staircase, there is an attractive principal double bedroom that is again light and airy, with another broad window.

Heading upstairs, the landing opens onto three more bedrooms (two of which are double rooms) and a further full bathroom.

As highlighted at the start of this description, the property is far more spacious than it appears from the front. Please be sure to book a viewing as soon as possible, as houses of this size for under £500,000 are very rare indeed.



Exceptional space



Outside:

A gated drive leads to the attached garage at the side of the house and the neat garden at the front is enclosed by a low wall with a hedge within that screen the property without spoiling the light.

To the rear a full width patio that is in sunshine into the evening adjoins the back of the house and then leads to the level lawn that is probably just the right size. There is a central path leading to the bottom of the garden where established hedges offer a high degree of privacy. A sun deck is set to one side, there are shaped beds, a small pond and good fence and hedged side boundaries.



About Nailsea:

Still known affectionately by many as 'the village', Nailsea is the smallest of the four North Somerset towns but the most conveniently placed for Bristol at just 8 miles from the city.

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

There are additional local shops within walking distance of the house, while a monthly farmers market is an attraction and there is a good selection of cafes, pubs and restaurants

There is high employment and there are good schools all over the town.

Nailsea and Backwell secondary schools are both within easy reach and independent schools in the area include The Downs at Wraxall.

Though well placed for the commuter, Nailsea is surrounded by pretty North Somerset countryside but 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. Junctions 19 and 20 of the M5 are less than 6 miles giving easy access to the country's motorway network and a main line rail connection is available at Nailsea and Backwell Station which is within walking distance with direct trains to Bristol, Filton-Abbeywood, Bath and London-Paddington.



Services & Outgoings:

Mains water, gas, electricity and drainage are connected.

The house has a three-phase electricity connection. Three-phase power is required for high speed E.V. chargers of 11kW or 22kW. Most domestic installations are only single-phase which give a maximum charge rate of just 7kw so clearly this is much more efficient but normally expensive to install.

Telephone and broadband are available including super-fast broadband and Cable broadband services in the road with download speeds of 1Gb or higher. Gas fired central heating through radiators.

Council Tax Band E

Energy Performance:

The house has been assessed at band D-68 for energy performance. The full energy performance certificate is available on request by email.

Our London Property Exhibitions:

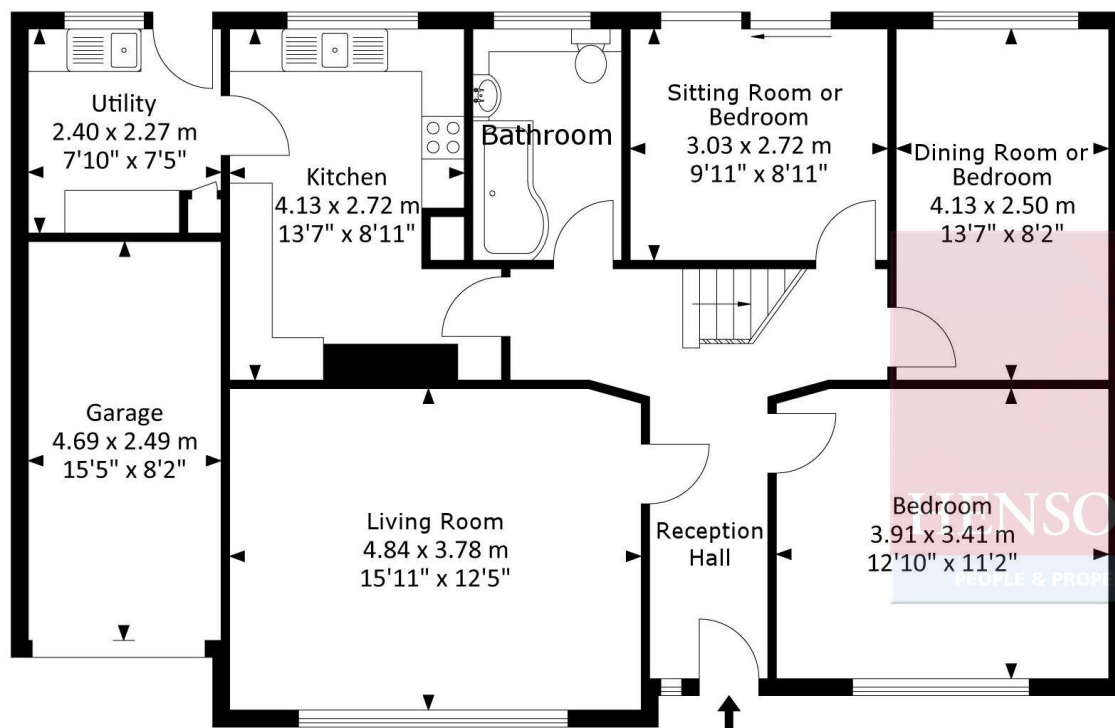
See this property featured at our next West Country Property Exhibition in London. Tel. 01275 810030 for details.

Viewing:

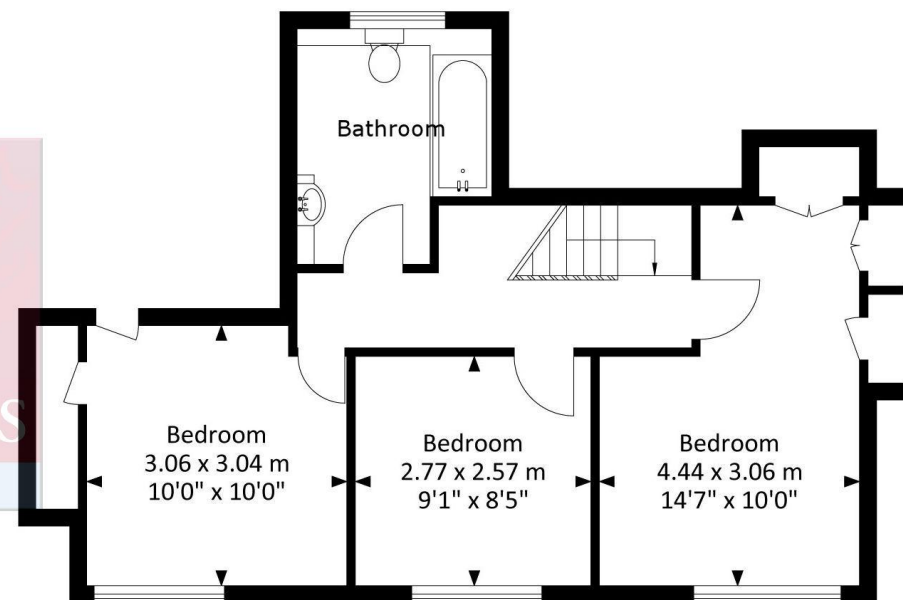
By appointment with **HENSONS**: Tel: 01275 810030

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. Garages and outbuildings may not be shown in their actual positions. Any aerial 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





Ground Floor



First Floor