



Scotch Horn Way - a quiet but tremendously convenient setting

Nailsea, North Somerset

£565,000



A superb 4 bedroom detached Family Home in a wonderfully convenient but quiet setting close to The Millennium Park, the town centre, Golden Valley and Nailsea schools.

This substantial family home can be found in this always sought after avenue and offers a superb balance of space, privacy, and convenience. The property stands just a short walk from the Town Centre, Nailsea School, Golden Valley School, doctors' surgery and parkland. This is why this location is so popular, perfect for family life while still feeling peaceful and well-established.

The house has been extensively improved in recent years with a whole host of upgrades and updates, creating a very comfortable home that you can move straight into. The bright, generous accommodation is very well proportioned, while the south facing rear garden is an excellent size.

The layout of the house works beautifully in conjunction with the garden, with the kitchen and an adjoining large conservatory giving the feeling of drawing the living space outside. In addition, a door opens to the garage that has an area set aside as utility space. While the kitchen is the heart of the home, there is also a very comfortable full width living room with a pair of windows that very much follow the airy style of the house.

The central reception hall has a traditional half return staircase, rising via a bright stairwell to the first floor. There is built in storage space and an updated cloakroom: WC.

On the first floor there are four good bedrooms, three are double rooms and a family bathroom.

The property is approached from the head of the close via a driveway that provides ample parking, with a gravelled parking area to the side. The drive arrives at the large, attached garage with metal up and over door, light, power a personnel door to the conservatory and a window to the rear. The utility area has been incorporated into the garage, with still plenty of space to park a car if required.

Outside: A particular feature of number twenty-two is the excellent private south-facing rear garden, fully enclosed and bordered by mature trees and panel fencing.





The garden has been attractively landscaped with shaped lawn and deck areas. It feels wonderfully secluded – the perfect backdrop for summer barbecues, children's play, or simply unwinding at the end of the day. The front offers driveway parking for two cars leading to the integral garage, which also benefits from power, light and a useful boarded loft area for storage.

Throughout the property is fully uPVC double-glazed and warmed by gas central heating and overall is a versatile, comfortable home in a prime setting, ready for its next chapter.

Services & Outgoings: Mains gas, electricity, and drainage are connected. Telephone and broadband connection. Full gas fired central heating through radiators. uPVC double glazing. High speed and superfast broadband are available with connection speeds of 1.1Gb or greater. Cable broadband, T.V and telephone services are also available. Council Tax Band D.

Energy Performance: The house has been assessed for energy performance and has attained a band C-63 rating

Photographs: See more photographs on our website. www.hbe.co.uk

The Town: The position of the house is tremendously convenient, part of the reason the houses here in Scotch Horn Way are so sought after. The town centre, good schools, parkland and open countryside are all within easy reach and the Station in the neighbouring village of Backwell is barely more than a 15-minute walk away.

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 cafés and restaurants, large Tesco and Waitrose supermarkets, Doctors and Dental surgeries, a pedestrianised shopping centre with nationally known and smaller independent retailers, and professional offices. There are also cafés, bars and restaurants in the town centre including the 5* rated White Truffle, Paradiso and Livro Lounge, while the picturesque Old Farmhouse pub is a pleasant walk. There is high employment, and the schools are good with Golden Valley School close by and both Nailsea School (about 4 minutes) and Backwell schools within easy walking distance.

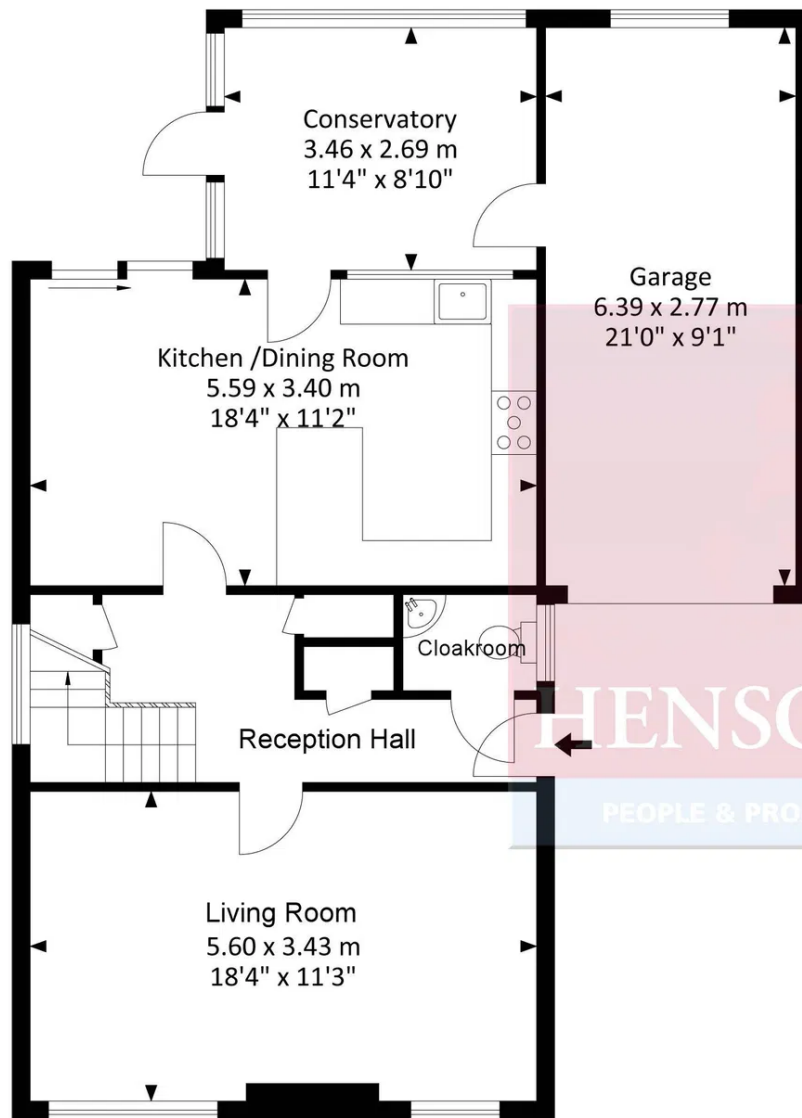
Viewing:

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

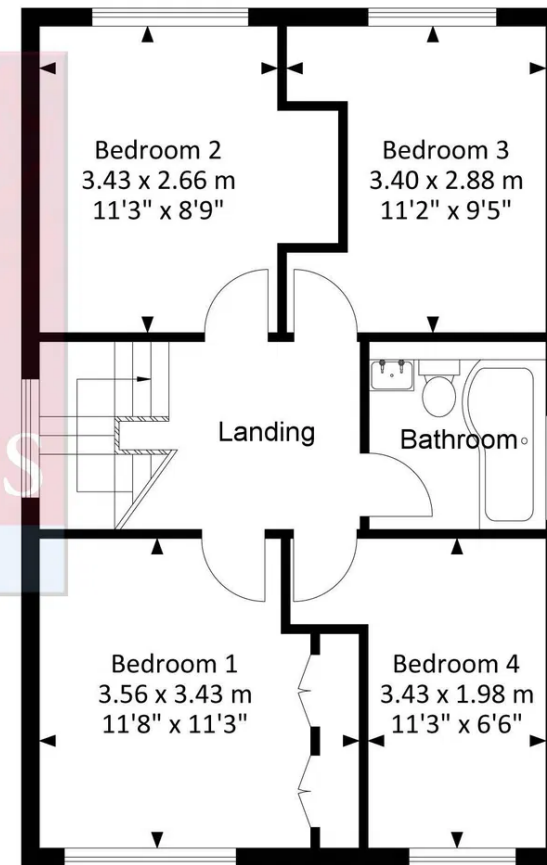




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Ground Floor



First Floor

Approx. Gross Internal Area
1211.80 Sq.Ft - 112.60 Sq.M

Garage Area
190.50 Sq.Ft - 17.70 Sq.M

Total Area
1402.30 Sq.Ft - 130.30 Sq.M