



**The Chimes - a sought after cul de sac near The Grove**  
Nailsea

**£425,000**



**Bedrooms:** 3 | **Bathrooms:** 1 | **Receptions:** 2

A particularly appealing detached 3-bedroom bungalow, enjoying a lovely level position facing southwest at the rear within this highly regarded cul-de-sac just off St Mary's Grove. The setting is quiet, established, and extremely convenient, lying within easy reach of local shops, amenities and some of Nailsea's most attractive open green spaces.

The property has been in the same ownership for over thirty years, and it is immediately evident that this has been a cherished home, carefully maintained and improved over time. While today a purchaser may wish to consider some cosmetic updating and reappointment to suit modern tastes, the bungalow offers a solid, well-planned foundation with generous accommodation, excellent natural light and a wonderfully settled feel throughout.

Originally designed as a three-bedroom bungalow, the layout was sensibly adapted some years ago to create a second reception room with an adjoining conservatory. This adds to the flexibility of the layout and draws the living space into the south-westerly facing, private rear garden. More recently, the bathroom has been updated, and further improvements have been carried out. Importantly, the original arrangement could be very easily reinstated should a third bedroom be required, offering adaptability for a range of buyers and lifestyles.

The accommodation is well proportioned and thoughtfully arranged. A welcoming reception hall includes ample storage and access to the loft. The living room is a real highlight, a generous, bright room centred around a feature fireplace and enjoying an outlook to the front with a broad low sill window.

The dining room connects beautifully with the garden via the conservatory and is ideal for both everyday living and entertaining. It overlooks the rear garden and sits conveniently adjacent to the kitchen, which is fitted with a comprehensive range of traditional units and offers ample workspace, storage, and access directly out to the garden too. While the kitchen is fully functional, it also presents a clear opportunity for future enhancement or re-design if desired.

As currently arranged, there are two comfortable double bedrooms, both well served by fitted storage. The bathroom is spacious with a contemporary white suite that comprises a shower enclosure that has been installed in lieu of a bath, again reflecting a layout designed for comfort and practicality.







### Outside:

The bungalow sits comfortably within its plot with a gateway opening to a wide driveway providing ample parking and access to the garage, which is understood to be equipped with power and lighting. The front garden is neatly arranged with a small lawn, well planted borders and low walled front boundary.

The rear garden is a particular feature. A paved terrace creates an inviting space to sit and enjoy the sunny southerly and westerly aspects. Beyond this, a well-kept lawn is framed by deep, fully stocked borders and mature shrubs, creating a private and attractive setting that has clearly been enjoyed and nurtured over many years. The garden is fully enclosed and also includes access to the side of the bungalow.

In summary, the property offers a superb opportunity to acquire a well-loved bungalow in a first-class residential setting, presenting scope to gently modernise while enjoying an already comfortable and established home in one of Nailsea's most favoured locations.

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 bungalow has been assessed for energy performance and has attained a band D-62 rating. Above the national average.

### Photographs:

See more photographs on our website. [www.hbe.co.uk](http://www.hbe.co.uk)

### Construction:

The bungalow is traditionally constructed.

### Viewing:

By appointment with the sole agents HENSONS Telephone: 01275 810030





### The Town:

Nailsea is the smallest of the four North Somerset towns but the most conveniently located for Bristol, being just eight miles from the city.

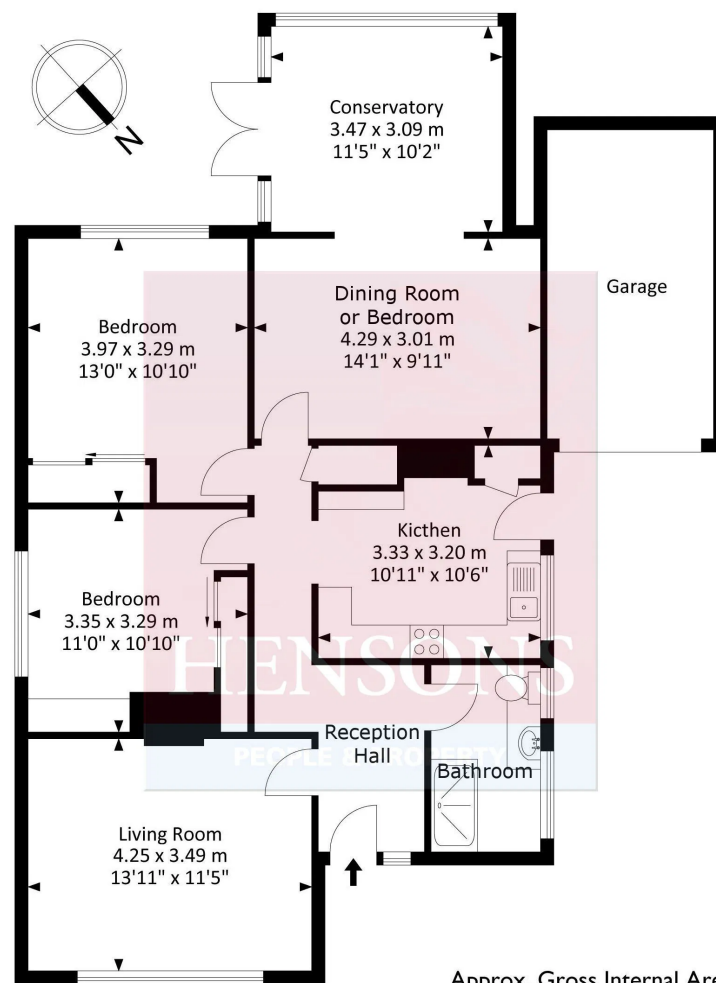
A good range of amenities is available, including large Tesco and Waitrose supermarkets, doctors and dental surgeries and a pedestrianised shopping centre featuring both national retailers and independent shops. Additional amenities include a gym and parkland. A monthly farmers' market comes to the town centre and there are a good selection of cafés, pubs, and restaurants. Closer to the property there are local shops, The Grove Sports centre, the Cricket ground and one of the local football clubs, Nailsea United.

Although well-placed for commuters, Nailsea is surrounded by attractive North Somerset countryside. The town benefits from easy access to major centres in the region, as well as the Sustrans national cycle network, which provides a good route to Bristol and other destinations.

Junctions 19 and 20 of the M5 motorway are less than 6 miles (ca. 10 km) away, offering excellent connectivity to the national motorway network. Nailsea & Backwell railway station, within walking distance of the property, provides direct train services to Bristol, Filton Abbey Wood, Bath, and London: Paddington, among other destinations.







Ground Floor

Approx. Gross Internal Area  
963.2 Sq.Ft - 89.5 Sq.M  
(Total area excludes garage)

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**HENSONS**

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