



Spacious family home with low maintenance garden and versatile layout



## 2 Church Hayes Drive, Nailsea, North Somerset BS48 4LX

### £385,000 - Freehold

A superbly spacious and versatile three/four bedroom family home, quietly positioned on one of Nailsea's most sought-after avenues, offering flexible accommodation and a much larger than average private rear garden.

#### The Accommodation:

This rare property forms part of a select handful of individually designed homes, tucked away in a peaceful setting in the heart of Nailsea. The generous ground floor layout includes a welcoming entrance hall, a bright and airy sitting room, a separate dining room leading into a substantial conservatory, and a well-proportioned galley-style kitchen. There is also a useful study, ideal as a home office or potential fourth bedroom, with direct access to the rear garden, along with a downstairs cloakroom/WC and internal access to the integral single garage.

Upstairs, the property offers three spacious double bedrooms and a modern family bathroom.



#### Outside:

The property enjoys a generous plot, with a wide frontage set well back from the road. The front garden is laid mainly to lawn with well-tended borders and a paved pathway, creating a welcoming first impression. A block-paved driveway provides ample parking for several vehicles and leads to the integral single garage, offering further secure parking or useful storage. Gated side access leads through to the rear garden, which is landscaped for easy maintenance laid to patio and shingle, perfect for family activities, summer entertaining, or simply relaxing in the sunshine. The garden enjoys a good degree of privacy, with fenced boundaries and a backdrop of mature planting, creating a peaceful and secure outdoor space ideal for family living.





## About Nailsea:

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 within walking distance of the property 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 property, while a monthly farmers market is an attraction and there is a good selection of cafes, pubs and restaurants.

There is high employment and the schools are good with Hannah Moor and The Grove schools close by. Nailsea and Backwell secondary schools are both within easy reach and independent schools in the area include The Downs and Fairfield PNEU.

## Photographs:

See more images on our web site at [www.hbe.co.uk](http://www.hbe.co.uk)

## Construction:

The house is traditionally constructed and therefore fully mortgageable if you require a mortgage or an equity release arrangement.

## Mortgages & Finance:

There are a bewildering array of funding options for this house an even more bewildering choice of Mortgages if that is indeed your preferred funding option.

Our fully qualified independent financial advisor (I.F.A.), Graham will be pleased to provide FREE, Impartial advice as you need it.

## Services & Outgoings:

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

**Energy Performance:** The house has been rated at D-57 for energy efficiency which is above the national average.

The total area of the property is 1054 Sq. Ft – 98 Sq. M. This measurement was extracted from the energy performance certificate.

## Mailing List & Social Media:

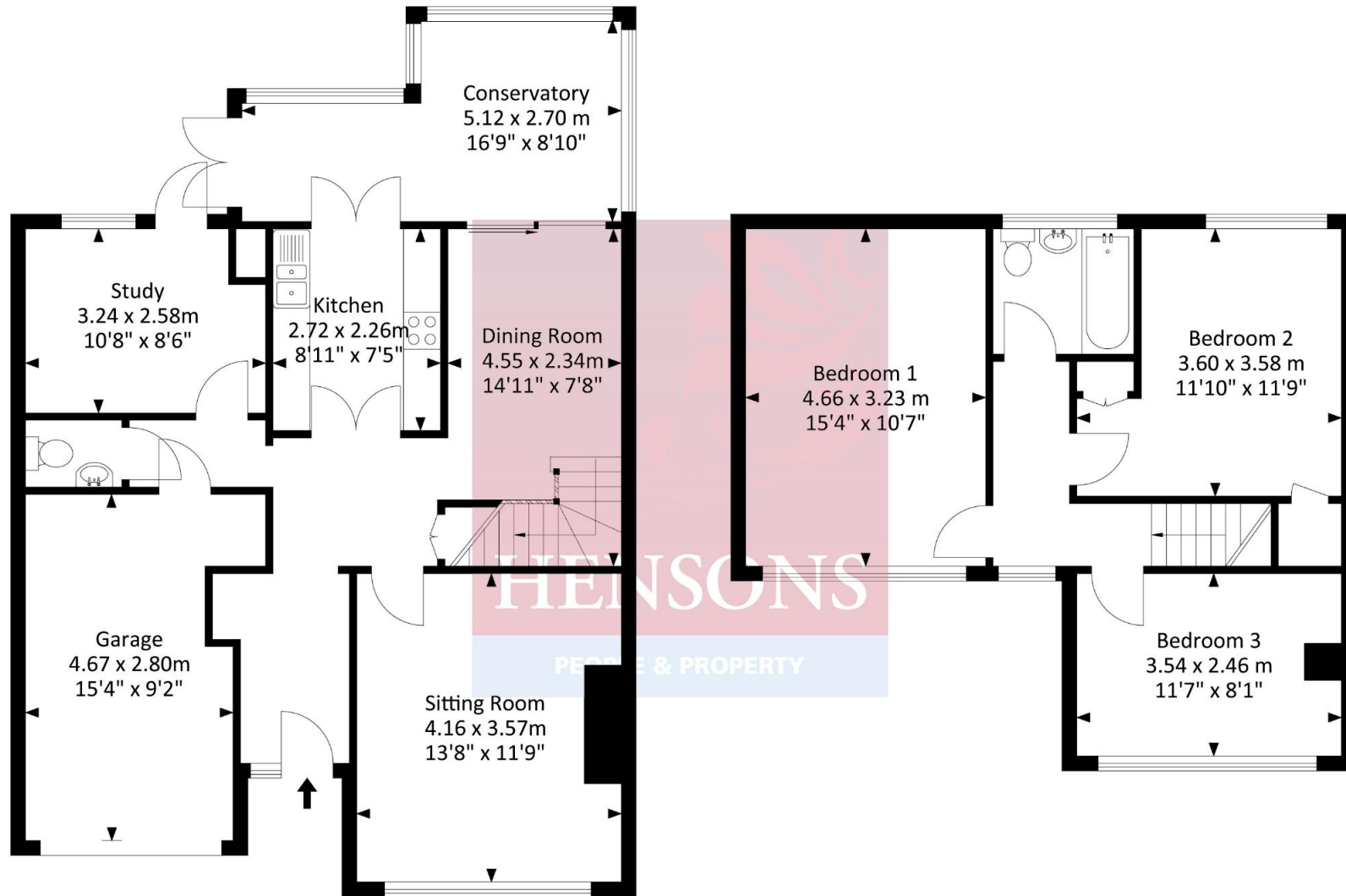
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## VIEWING:

Only by appointment with the Hensons, email [info@hbe.co.uk](mailto:info@hbe.co.uk) or for an even faster response call us on 01275 810030 and we will make all arrangements.



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Ground Floor

First Floor



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