





## 3 Sunnymede Road

Nailsea, Bristol

A very well-presented 3 double bedroom detached bungalow with car port, delightful south-facing garden and driveway parking set in a peaceful residential location in a highly regarded North Somerset village with good amenities which is convenient for access to Bristol and beyond.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Approx. 1065 sq. ft of versatile accommodation
- Fantastic Open Plan Living
- Driveway Parking & Carport
- High Specification Kitchen with Central Island and Solid Granite Worktop
- Sunny, South Facing Garden
- Insulated Summerhouse
- Renovated To An Exceptional Standard Incl. New Plumbing, Central Heating and Electrical Rewire
- Close Proximity to Local Amenities
- Easy access to Bristol Airport, M5 and mainline railway services (London from 106mins)











### 3 Sunnymede Road

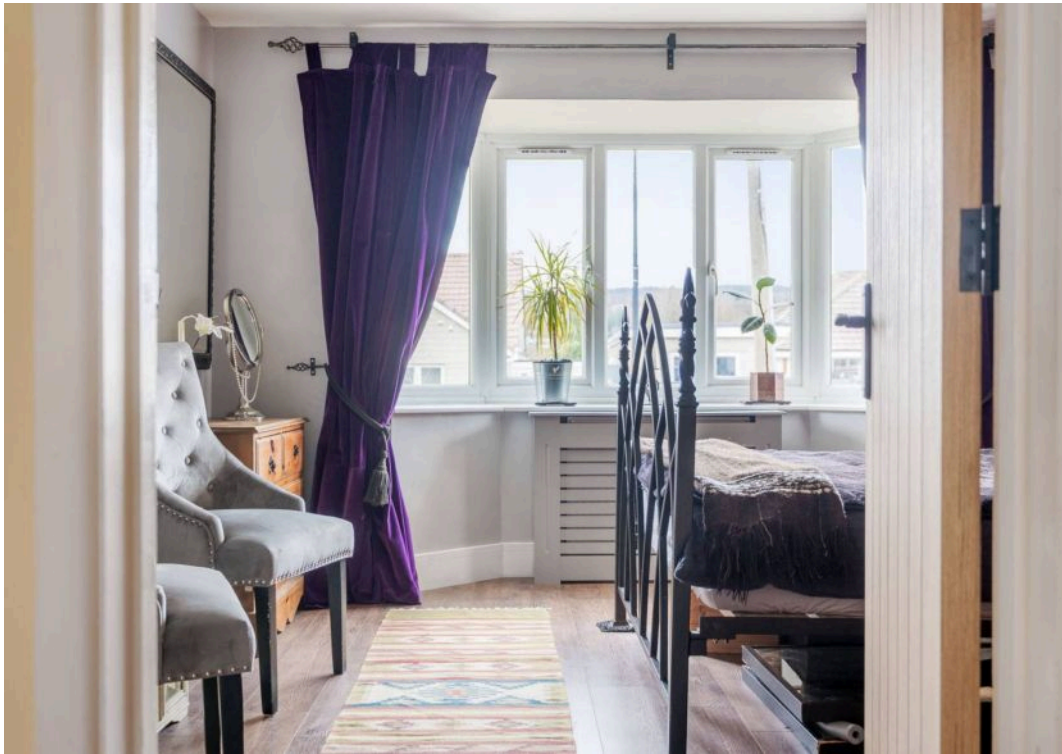
Nailsea, Bristol

Situated in a highly desirable area of Nailsea, this beautifully renovated 3-bedroom detached bungalow offers a perfect balance of modern living and convenience. Renovated to an exceptional standard by the current owners, the property provides a superb home with high-quality finishes and an abundance of natural light.

The property is approached via a landscaped driveway with ample parking for multiple vehicles, leading to a welcoming front door. Upon entering, you are greeted by a spacious open-plan living, kitchen, and dining area, which can be easily adapted to suit your needs. The living area offers a cosy retreat, while the kitchen features a central island, solid granite worktops, contrasting cream units, and integrated appliances, including a dishwasher and a Rangemaster cooker. The dining area has bifold doors that open onto a porcelain patio, seamlessly merging indoor and outdoor living and flooding the space with natural light. A skylight above the kitchen island adds to the bright and airy feel. A stable door also provides access to the garden, and a classic Belfast sink adds charm to the kitchen.

The bungalow boasts three generous bedrooms. The principal bedroom, located at the front of the property, features a bay window offering views over the front garden and up towards Tickenham Hill. Bedrooms 2 and 3 overlook the rear garden, both good-sized rooms, with bedroom 3 currently being used as a home office. This room benefits from French doors opening out to the garden.









The family bathroom is beautifully appointed and fully tiled, creating a modern and stylish space. It features a contemporary suite, including a bath with a shower over, providing the ideal place to relax or refresh. The sleek tiling adds a touch of elegance, and the room is well-lit, making it bright and inviting. With its clean lines and thoughtful design, the bathroom perfectly complements the overall high standard of the property.

Outside, the front garden is beautifully landscaped with a variety of shrubs, including Buddleia and Rhododendrons, and provides off-road parking for several vehicles. To the right of the driveway, there is a carport with electric and a Belfast sink. A side return gives access to the rear garden, which has been carefully designed to provide both beauty and privacy. The garden features a stunning south facing porcelain sun deck, a pathway leading to a fully insulated summerhouse at the rear which has power and could be used as a home office, workshop, or changing room for the hot tub area on the covered decking. The garden is enclosed by English hedging, evergreen shrubs, bay hedging, Leylandii, and Red Robin, Viburnum, camellias and clematises creating a peaceful and secluded outdoor space.





This exceptional home is ideally located with level access to local amenities, including shops, pubs, and a doctor's surgery. With its versatile living space, high-quality finishes, and tranquil setting, this property offers a fantastic opportunity for modern family living.

### Location

The town of Nailsea has an excellent range of amenities including a library, health and sports centres/clubs and churches along with schooling from infant to senior level. There are good shopping facilities, including a Waitrose supermarket, within the Crown Glass pedestrian shopping centre, along with various pubs, cafes and restaurants. Mainline train services are available from Nailsea & Backwell Station (London Paddington from 106mins) with a regular service to Bristol and beyond. There is also easy access to Bristol airport (6.5 miles) and Junction 20 of the M5(Clevedon) is within 5 miles.

(All distances/times approx.)



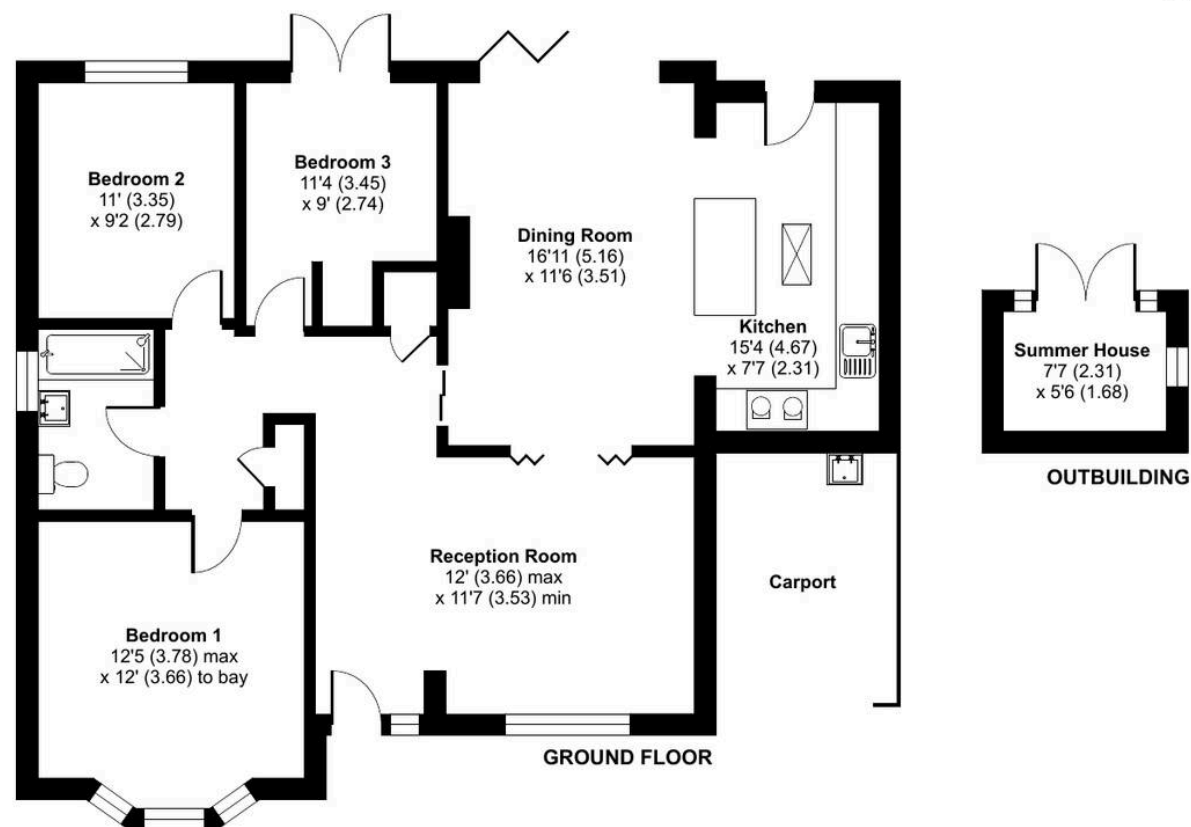
## Sunnymede Road, Nailsea, Bristol, BS48

Approximate Area = 1065 sq ft / 99 sq m

Outbuilding = 32 sq ft / 2.9 sq m

Total = 1097 sq ft / 101.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Robin King LLP. REF: 1242392

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