



debbie fortune
ESTATE AGENTS



46 North Street

Nailsea



46 North Street, Nailsea, Bristol

BS48 4BS

£795,000

- An elegant four-bedroom detached family home
- Beautifully presented interior with many bespoke features
- Separate stone office outbuilding with annexe potential
- Generous off-street parking
- Three well-appointed bathrooms (two en-suite)
- Solar Panels, provision for EV electric charging point

A beautifully presented and much improved four-bedroom 1950's detached house, offering a wonderful blend of original period features, coupled with a modern country influenced interior.

SITUATION

Nailsea is a suburban town of North Somerset, approximately 8 miles (13 km) southwest of Bristol. The town was an industrial centre based on coal mining in the 16th century and glass manufacture from 1788, which have now been replaced by service industries. The surrounding North Somerset Levels has wildlife habitats and Bucklands Pool/Backwell Lake is a Local Nature Reserve. The well populated town centre includes two major supermarkets, high street banks, coffee shops and a leisure centre. Nailsea is close to the M5 motorway (junction 20) and Bristol International Airport at Lulsgate is 7 miles (11 km) away by road. The airport serves both domestic and international routes and is one of EasyJet's hub airports. Secondary education is provided by Nailsea School (rebuilt as an Academy in 2009), and primary education by St Francis School, Grove School, Kingshill School and Golden Valley. Churches include the 14th-century Holy Trinity Church and Christ Church, which was built in 1843.

DIRECTIONS

Approaching the property from the centre of Nailsea continue West on the High Street over the roundabout and onto Stock Way North, proceed onto Silver Street and into Kingshill. Bear left on Kingshill onto Union Street taking the first right turn onto North Street, proceed along North Street for approximately a quarter of a mile and number 46 can be found behind a gated entrance on your right-hand side.



DESCRIPTION

Approached via a traditional five bar gate that opens into a spacious area of off-street parking, the property features a handsome and well-balanced half brick/half painted façade. To the left of the main house lies the separate annexe/office, whilst closer to the house, well planted raised flower beds add a splash of colour and even a few vegetables!

Entering the house through a studded oak door you continue into a stylish entrance hallway with a luxury Karndean floor which continues through into the kitchen/breakfast room. There is a useful ground floor cloakroom and stairs rising to the first floor. To the right of the hallway, you will find a light filled sitting room which effortlessly flows into an equally light and airy family room with a bow bayed window. Decorated in subtle neutral tones, to one end is a feature recessed fireplace which provides a wonderful focal point. The fireplace is inset with a cast iron woodburning stove with an oak style overmantel and a chic granite hearth. The front facing windows feature colonial styled shutters adding even more opulence to this beautifully appointed room. From the sitting/family room a pair of internal French doors link through to the dining room, which continues in the theme of the muted chalky colour palette that features throughout most of the house, the richness of the Karndean floor contrasts beautifully with the painted walls and adds an element of practicality. To the rear French doors with glazed side panels lead out to the garden and pergola.

The kitchen/breakfast room is another elegant and stylish room, fitted with traditional shaker styled cabinets that are finished in a classic sky blue with nickel pull handles and knobs. The attractive cabinets are further complimented by an oak countertop and breakfast bar. The kitchen has both base and wall units, with plumbing and provision for an American style fridge/freezer, integrated double oven and micro-oven, there is also a plush AEG hob, integrated dishwasher and a traditional one and a half bowl ceramic white sink. Eye catching geometric tiles to the splash back and windowsill add a cool retro vibe and finish the room perfectly. The informal breakfast area has space for a small table and dresser with the aforementioned breakfast bar, and French doors to the garden. To the side of the kitchen a half-glazed door leads into a useful utility room/pantry with a side access door to the garden.

Continuing onto the first floor, you will find four excellent sized bedrooms and the family bathroom accessed off a smart landing area with an airing cupboard. To the front of the house are two delightful rooms, including a sophisticated master bedroom with a lovely tongue and groove panelled wall. This alluring room has a quite incredible en-suite bathroom which features a traditional white suite, vintage pink Art Deco tiles and gold taps and fixtures. The walk-in rainfall shower also has gold detailing, along with the heated towel rail and tile edging.

The guest bedroom and bedroom four are situated to the rear of the property and overlook the garden; both are well appointed and delightfully decorated rooms with the guest bedroom having a smart en-suite bathroom.

Completing the first-floor accommodation is the family bathroom which is fitted with a classic white suite including a high-level cistern and pedestal wash hand basin. This aesthetically pleasing room has a metro tiled splashback, chrome rain fall shower over the bath, and a chequerboard tiled floor. The piece de resistance of the bathroom must be the tropical mural wallpaper that adds both fun and personality, not to mention a talking point with visiting guests.

Outside, the delightful rear garden has smart panelled fencing to three sides and enjoys peace, tranquillity, and a high degree of privacy. Railway sleepers enclose raised flower beds, within which you will find pretty flowers and established plants. Central to the rear of the garden is a beautiful Japanese cherry tree with a garden shed to the side.

Outdoor entertaining for family and friends is well catered for in the form of a cool veiled pergola with shelving for an outside bar and a raised tiled terrace. A welcome shelter from the sun, this is the perfect space to kick back and relax with a well-deserved cocktail (or two).

Finally, to the front of the property lies a separate stone outbuilding which has been converted into living space. Effectively a one-bedroom self-contained annexe, it is currently being utilised as a work from home office/studio and workshop by our current vendors. There is a kitchen, provision for a shower room, and two further rooms which would be the bedroom and living room. The annexe has a Nest heating system, air conditioning, and owned Tesla batteries and Q Cell solar panels to the rear roof (negotiable on sale).

A further excellent benefit to the property is provision for an EV charging point. As mentioned previously, there is ample parking for five/six vehicles and even space for a motor home or caravan. The property is introduced to the market with no onward chain complications.



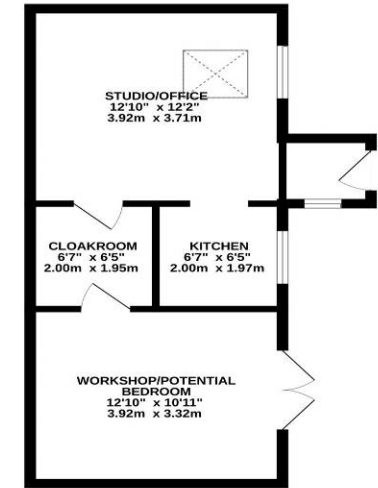
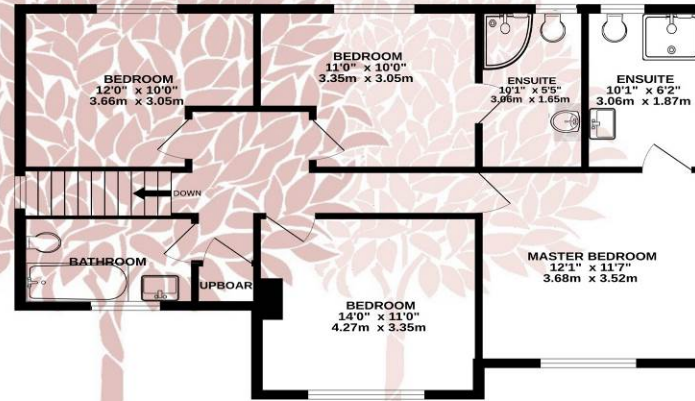
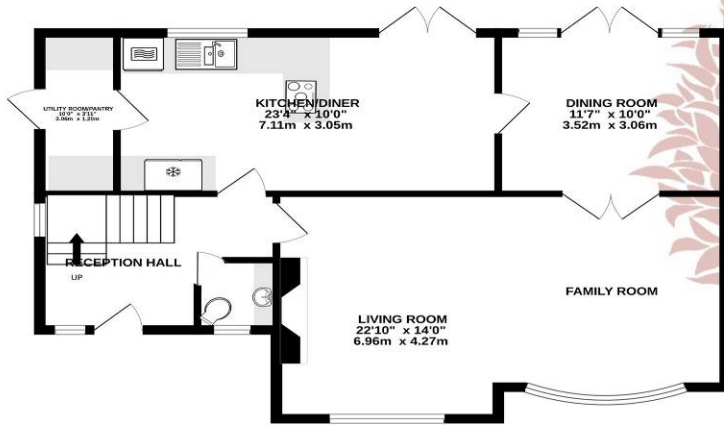


Floorplan

GROUND FLOOR
746 sq.ft. (69.3 sq.m.) approx.

1ST FLOOR
747 sq.ft. (69.4 sq.m.) approx.

STUDIO/OFFICE/POTENTIAL
ANNEXE
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 1893 sq.ft. (175.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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