



10 North Lane, Nailsea, North Somerset, BS48 4BT  
**£499,950**

Steven  
*Smith*





A quintessential "chocolate box" cottage, full of character, charm and a host of delightful features! Situated on the western edges of the town within a level approach to amenities, this highly appealing home offers deceptively spacious accommodation, which is beautifully presented throughout with a truly warm and inviting feel. To the ground floor, a delightful sitting room with woodburning stove, sets the scene for cosy evenings spent with family and friends, and there is a separate snug, ideal as a second sitting room, playroom or family room. A generous open plan kitchen/dining room provides a great space for cooking, dining and entertaining and is beautifully fitted with a range of heritage style units, perfectly complimenting the stunning brick chimney breast and built in dresser. From the rear porch, there is a further area which would make a convenient utility room, ideal for containing those domestic chores! To the first floor, there are three well proportioned bedrooms, the master of which boasts a modern en suite shower room and there is a luxurious family bathroom with roll top bath to complete the accommodation. The cottage sits in well tended gardens which are arranged to be largely low maintenance yet still offer splashes of colour and interest. Of particular note, is the feature raised pond to the front, the rear summerhouse with pergola and the detached home office, perfect for those who work from home of

for the keen hobbyist. Nailsea remains a popular destination for those looking to be immediate to highly regarded schools, with a wide choice of supermarkets and amenities and excellent transport links. Properties with such charm and personality always attract strong interest and as such, viewing is highly recommended!

### **Accommodation (all measurements approximate)**

#### **GROUND FLOOR**

Front door opens to porch. Two windows.

Door opens to:

#### **Sitting Room 13' 0" x 11' 8" (3.96m x 3.55m)**

A lovely room with a woodburning stove set into a stone surround and hearth providing a focal point. Wood effect floor, window looking out onto the front garden and the impressive pond. Door opens to:

#### **Snug Room 19' 2" x 9' 0" (5.84m x 2.74m)**

Measurements include stairs to first floor. Window to side, wood effect floor. Three steps descend to:

#### **Kitchen/Diner 21'3" x 15'3" max 14'4" min**

A great open living space, fitted with a range of wall and base units with working surfaces, Belfast sink set into butchers block work surface with drainer either side. Integrated dishwasher, plumbing for washing machine, space for

fridge/freezer. Gas and electric cooker points with a concealed extractor hood set into a brick surround. Tiled splashbacks, tiled floor, spotlights, window overlooking the rear garden and second window to side. Space for a dining table. Door opens to:

#### **Rear Porch**

With door to the garden, tiled floor.

#### **Potential Utility 5' 2" x 4' 8" (1.57m x 1.42m)**

Fitted with wall units and work surface, access to the Ideal gas fired combination boiler. NB. this room could make a useful utility space.

#### **FIRST FLOOR**

**Landing.** Access to loft space.

#### **Bedroom 1 14' 11" x 13' 10" (4.54m x 4.21m)**

NB. Measurements include the en-suite. A dual aspect room with window to side and second window to rear.

#### **En-Suite**

Suite of washhand basin with storage below and king size shower cubicle with mains shower, skylight, chrome ladder radiator.

#### **Bedroom 2 12' 3" x 11' 7" (3.73m x 3.53m)**

Measurements exclude a built in cupboard. Window overlooking the front garden.

### **Bedroom 3 11' 5" x 7' 1" (3.48m x 2.16m)**

Measurements exclude a built in wardrobe.  
Window to side.

### **Bathroom**

Three piece suite of washhand basin, high cistern WC, freestanding bath on claw and ball feet, obscure window, wood floor.

### **OUTSIDE**

From North Lane a beautiful pergola adorned in wisteria with a pedestrian gate which opens to the front of Number 10 where as pathway leads to the front door. The front garden has been landscaped with established shrubs and an impressive raised pond with a waterfall, a stone wall surrounds the garden, the pathway extends to the side of the property where there is a shed and a wrought iron gate opens to:

### **The Rear Garden**

The rear garden is laid to stone shingle with two patios, one being outside the summer house with a pergola. From the door of the rear lobby to the side of the property is a small veg plot. A pedestrian gate with three steps descends to the block paved driveway providing off road parking for two cars and giving access to a further shed.

### **Home Office 11' 1" x 5' 4" (3.38m x 1.62m)**

With window and door, skylight, and a perfect place to work from home as it is detached from the property.

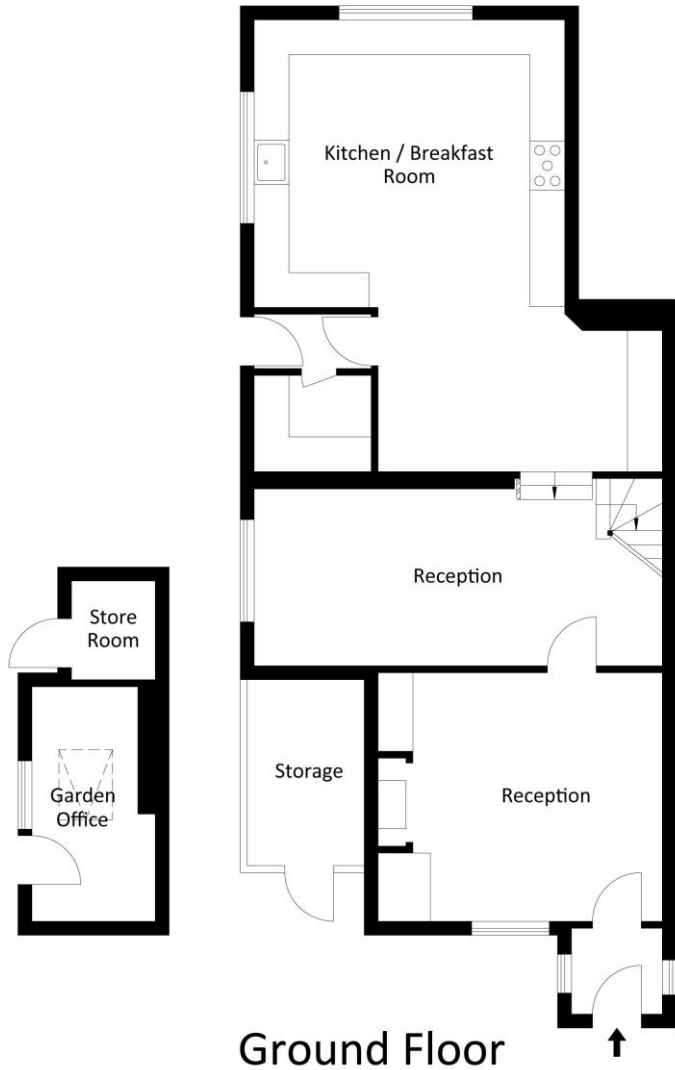








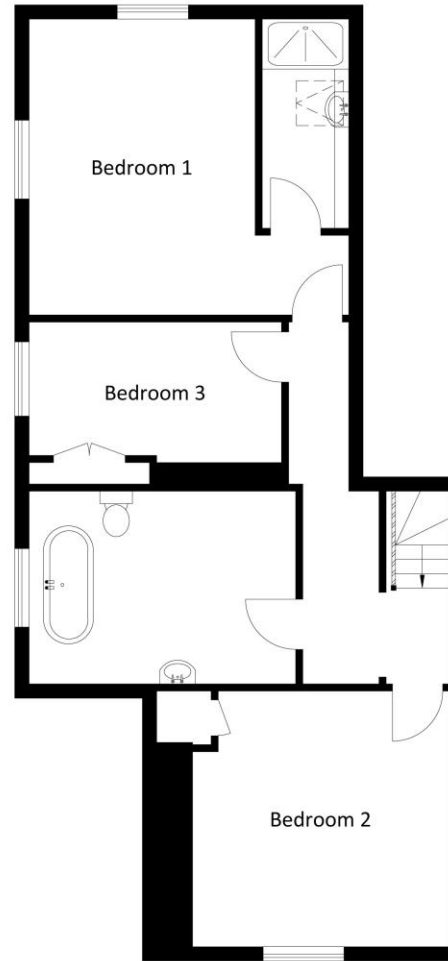
**10 North Lane, Nailsea**  
 Approx. Area 788.4 Sq.Ft - 73.3 Sq.M  
 (including Outbuilding Area)



For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

**10 North Lane, Nailsea**  
 Approx. Area 647.2 Sq.Ft - 60.1 Sq.M



First Floor

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#### Health & Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

#### Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiation. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs have been taken using a wide angle lens.

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