

Walnut Close, Nailsea - a desirable close off The Perrings

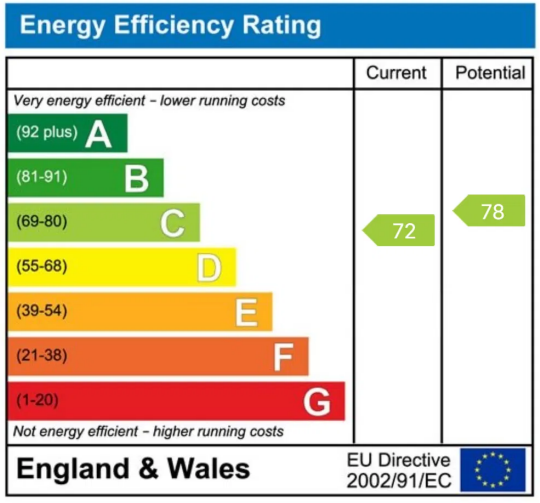
Nailsea

Offers in the Region of

£475,000







Unusually large for a three-bedroom family home, this detached property offers more internal space than many 4-bedroom houses achieving higher prices nearby and is set in a quiet, established part of Nailsea close to parkland and about a ten-minute walk from Backwell station; it combines generous rooms with a particularly convenient setting and a garden that will be sunny right into the summer evenings.

The property has been thoughtfully designed to provide versatile living accommodation across two floors. The ground floor features a welcoming entrance hall that sets the tone for the rest of the home. Multiple reception spaces offer flexible options for both everyday living and entertaining, with a spacious sitting room, a separate dining room opening onto the rear garden, and a dedicated study or family room, perfect for home working or additional relaxation space. The stylish kitchen/breakfast room is well-appointed with wall- and floor-mounted cupboards with a countertop over them, an integrated gas hob and electric cooker, and an integrated dishwasher. Access to the side provides immediate access to the rear garden and front. The ground floor also boasts a well-presented cloakroom with a WC and hand wash basin.

Upstairs, the accommodation continues to impress with three well-proportioned bedrooms, including a principal suite with fitted wardrobes and a guest room fitted with wardrobes and its own handwash basin and shower cubicle. A generous family bathroom with modern fittings serves the remaining bedrooms, offering comfort and convenience for the whole household. Storage has been cleverly integrated throughout the home, including loft access, an airing cupboard, and fitted wardrobes.

Externally, the property sits within attractive and private gardens to both the front and rear. The rear garden is fully enclosed and mostly laid to lawn with a patio area, ideal for outdoor dining, and a useful side area with raised flowerbed/vegetable borders. The front garden is also neatly maintained, with a tarmac driveway providing ample off-street parking and leading to an integrated garage with power.

Construction:
We understand that the house is conventionally built and will be entirely mortgageable.





Services & Outgoings:
All main services are connected. Telephone connection. Gas-fired central heating through radiators. High-speed broadband, fibre, and cable services are available in the close. Full double glazing. Council tax band E.

Energy Performance:
The house has been rated at a good C-72. The total area for the property is 119 SqM or 1280SqFt. This measurement has been extracted from the energy performance certificate and confirms that the house is larger than many 4-bedroom detached houses sold at higher prices locally.

- Spacious Freehold detached home
- Sought-after and rarely available cul-de-sac
- Three reception rooms
- Three double bedrooms
- Off-street parking and garage
- UPVC double glazing
- Gas fired central heating
- Freehold property
- Tax Band: E
- EPC: C

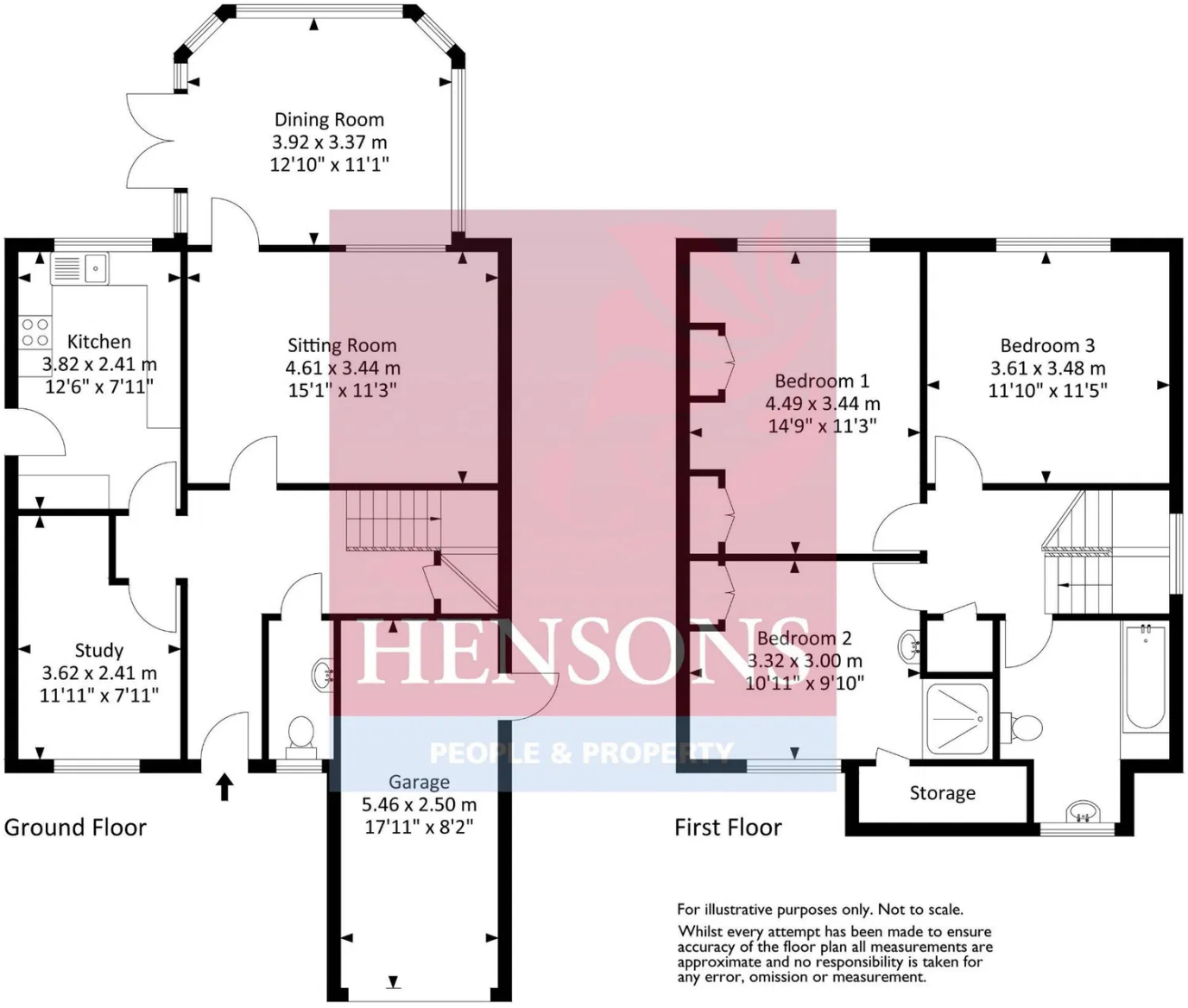
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