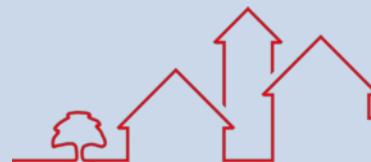




12 Bucklands Lane, Nailsea

Guide Price **£825,000**



Parker's
Estate Agents & Property Lettings



12 Bucklands Lane

Nailsea, Bristol

Dating back to 1906, this outstanding five-bedroom semi-detached Edwardian home beautifully combines timeless period character with modern family living. Set in one of the area's most sought-after locations of Nailsea, the property offers generous proportions, elegant detailing and exceptional flexibility, making it an ideal choice for growing families or those seeking space without compromise.

A welcoming entrance hall sets the tone and leads through to a series of light-filled reception rooms, all enhanced by high ceilings and charming original features. The main living room is flooded with natural light from a large bay window and features an attractive gas fireplace that creates a warm, inviting focal point. The ground floor layout flows effortlessly, providing both formal and informal spaces perfect for entertaining or everyday family life.

The contemporary kitchen has been thoughtfully designed with family living in mind. Featuring sleek worktops, ample storage and integrated appliances, it offers a practical yet stylish hub for cooking, dining and socialising.

Upstairs, five well-proportioned double bedrooms provide peaceful retreats. The principal bedroom enjoys stunning views across Backwell Lake and benefits from fitted wardrobes. In total, there are three beautifully finished bathrooms, all combining modern fittings with tasteful design to a high standard.

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The property benefits from a private driveway with parking for up to three cars, a valuable feature. The flexible layout also lends itself perfectly to home working, guest accommodation or playroom space, adapting easily to changing needs.

Several rooms enjoy stunning views across Backwell Lake, offering a picturesque and ever-changing outlook. Ideally positioned just moments from Nailsea & Backwell Station, the home provides excellent rail links for commuters, with easy access to Bristol and London.

Blending Edwardian elegance with contemporary comfort, this exceptional home is ready to be enjoyed by its next owners. Early viewing is highly recommended to fully appreciate the quality, space and unique setting on offer.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D





Hallway

16' 8" x 6' 11" (5.07m x 2.12m)

Kitchen

21' 10" x 11' 7" (6.66m x 3.53m)

Utility

9' 5" x 6' 8" (2.87m x 2.04m)

Lounge

13' 2" x 15' 4" (4.01m x 4.67m)

Sitting Room

13' 5" x 12' 2" (4.08m x 3.70m)

Shower Room

8' 6" x 9' 3" (2.59m x 2.82m)





**Bedroom 1**

16' 1" x 11' 3" (4.89m x 3.44m)

Bedroom 2

11' 2" x 10' 4" (3.40m x 3.14m)

Bedroom 3/Office

11' 2" x 10' 4" (3.40m x 3.14m)

Bathroom

6' 11" x 10' 0" (2.12m x 3.05m)

Bedroom 4

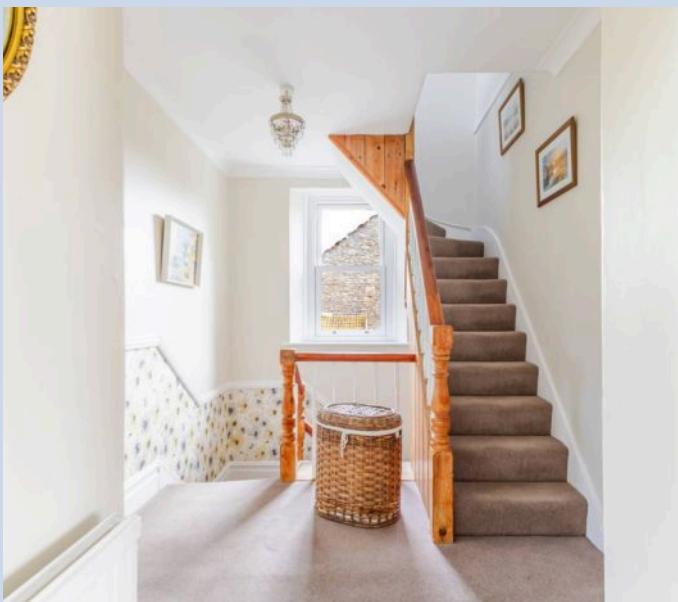
18' 6" x 11' 2" (5.64m x 3.40m)

Bedroom 5

9' 11" x 7' 6" (3.01m x 2.28m)

Shower Room 2

7' 7" x 5' 3" (2.31m x 1.60m)





Front Garden

Rear Garden

Off street

3 Parking Spaces



Nailsea

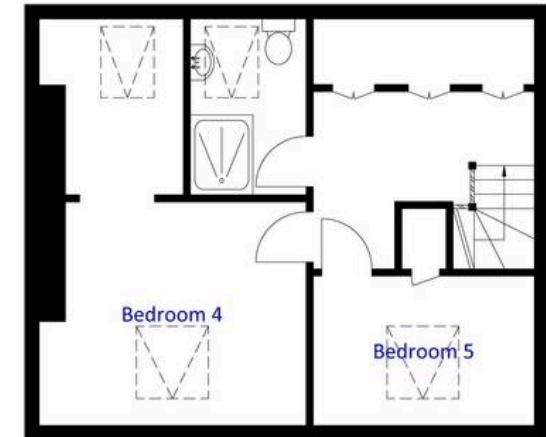
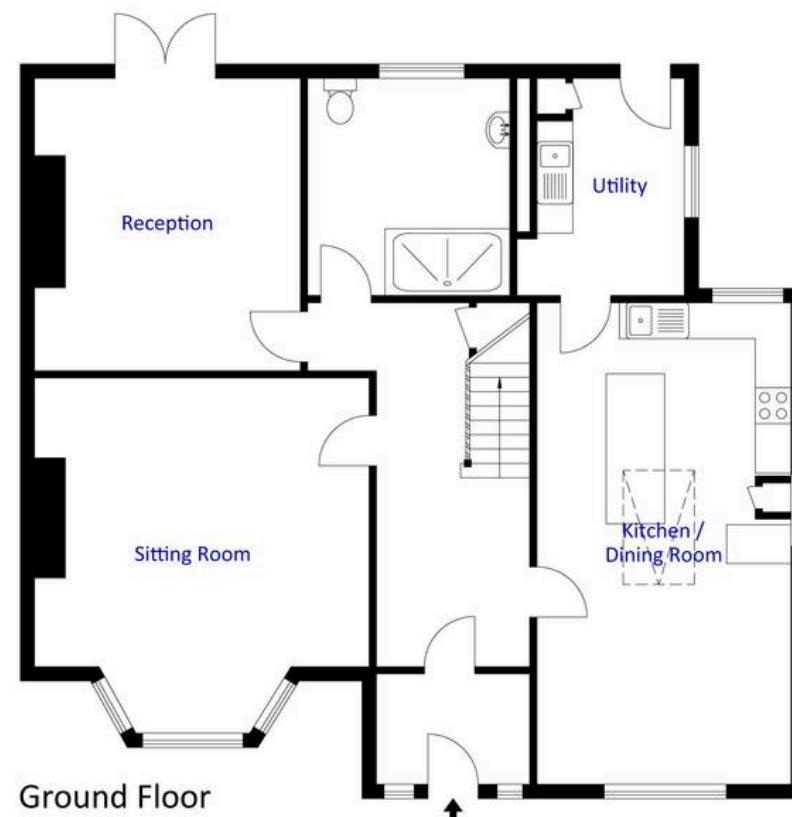
Welcome to Nailsea, a historic town in North Somerset that blends history, modern amenities, and natural beauty. Nestled in picturesque countryside, it offers rural tranquillity with easy access to urban conveniences. The bustling town centre features shops, supermarkets, and local businesses, alongside a mix of historic and contemporary architecture. Nature lovers can enjoy parks, gardens, and nearby reserves, with Ashton Court and Tyntesfield House just a short drive away. Nailsea has excellent transport links by bus, road, and train, along with good schools and community events, making it a great place for families and visitors alike.





Buckland's Lane, Nailsea BS48 4PJ

Approx. Gross Internal Area
2049.80 Sq.Ft - 190.40 Sq.M



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.



Parker's Estate Agents

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IMPORTANT NOTICE

For clarification, we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please contact the office prior to viewing the property.

