## Rear Garden

Enclosed by timber panel fencing, this established and particularly private, South/West facing garden consists of a large decked area immediately off the property which leads onto the main area that is laid to lawn with mature borders and various shrubs and plants. Cold water tap.

## Front Garden

Driveway which provides off-road parking. An area laid to lawn. Side access leading you to the rear garden and garage.

## Garage

Accessed via an up and over door. Light and power connected.

Total Area: 1308 ft²

**Tenure:** Freehold
**Floor area:** 1308.00 sq ft
**Tax Band:** D
**Local Authority:** North Somerset

4 2 2 C

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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# Gino's Estate Agents

## 18 Blakeney Grove, Nailsea, North Somerset, BS48 4RG

## £450,000

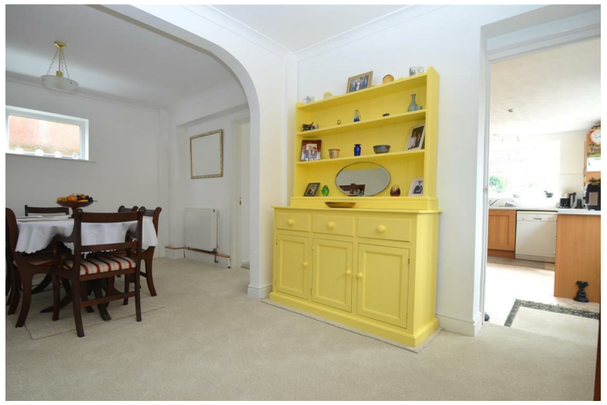
NO ONWARD CHAIN. A splendid 3/4 Bedroom detached family home, situated towards the west end of Nailsea only a short distance away from an excellent primary school, parkland and open countryside. This spacious home is located in a quiet cul de sac and boasts extended, versatile accommodation with the bonus of having purchased solar panels, a west facing rear garden and a lovely sized Kitchen. In brief, the layout comprises: Entrance Porch, Entrance Hall, Lounge, Dining Room, Kitchen, Bedroom 4 and En Suite. On the first floor there are 3 Bedrooms and a Family Bathroom whilst externally there are gardens to the front and rear along with a garage and driveway parking. EPC rating - C.

## Entrance Porch
Entered via a UPVC double glazed door with glazed side panels. Wall mounted Dimplex heater and a further door leading into the Lounge.

## Lounge
18'0" x 14'5" max (5.49m" x 4.39m" max)

A light room with a UPVC double glazed window to the front. Feature fireplace with wooden surround and slate hearth incorporating an electric fire. Stairs rising to first floor accommodation with under stairs storage cupboard which houses the gas boiler. Radiator, TV and telephone point. Glazed double louvre doors into the Dining Room.

## Dining Room
18'1" x 10'9" (5.51m" x 3.28m")



UPVC double glazed window to the side. Radiator, ceiling coving and door to the Kitchen & Bedroom 4/Study.

## Kitchen
14'7" x 10'10" (4.45m" x 3.30m")

Fitted with a range of Oak wall and base units with roll edge worksurfaces and tiling to splashback. Inset sink with drainer and mixer tap. Fitted Neff double oven with integrated ceramic hob and extractor hood over. Integrated fridge with space and plumbing for an automatic washing machine and dishwasher. Radiator, spotlights and UPVC double glazed windows and door to the side/rear.

## Bedroom 4/Study
10'4" x 9'6" (3.15m" x 2.90m")

A versatile room which is currently being used as a Bedroom but would make an ideal Study area too. UPVC double glazed window to the rear. Radiator, access to a small loft and door to the En Suite.

## En Suite Shower Room
6'5" x 3'9" (1.96m" x 1.14m")

Fitted with a white suite comprising; Large shower enclosure with thermostatically controlled shower over. Low level close coupled wc and wash hand basin. UPVC double glazed window to the side.

## First Floor Landing

Doors to all Bedrooms and Bathroom. Airing cupboard housing the immersion tank with slatted shelving. UPVC double glazed window to the side. Loft access.

## Bedroom 1
13'0" x 10'10" (3.96m" x 3.30m")

UPVC double glazed window to the front. Range of fitted wardrobes providing hanging rail and storage space. Radiator.

## Bedroom 2
11'1" x 8'8" (3.38m" x 2.64m")

UPVC double glazed window to the rear. Range of fitted wardrobes providing hanging rail and storage space. Radiator.

## Bedroom 3
9'8" x 7'7" (2.95m" x 2.31m")

UPVC double glazed window to the front. Radiator and storage cupboard above the stairs with shelving.

## Family Bathroom
7'6" x 5'4" (2.29m" x 1.63m")

Fitted with a suite comprising: Panelled bath with thermostatically controlled shower over. Low level close coupled wc and pedestal wash hand basin. UPVC double glazed window to the rear.