



West Moorlands, 8 Watery Lane, Nailsea, BS48 2AX  
**£545,000**

Steven  
*Smith*



Tucked away on the highly regarded and idyllic Watery Lane, this charming four bedroom detached bungalow offers a rare blend of substantial single level living and total privacy in one of Nailsea's most sought after historic settings. Positioned within reach of the vibrant town centre, local parks, and excellent schools, this location perfectly balances peaceful, traffic free suburban life with seamless commuter links directly into Bristol. The sense of space is immediate upon entering through a welcoming hallway, which serves as the central hub of the home. Designed with a perfect balance of formal and relaxed spaces, the interior boasts a light filled sitting room that offers a tranquil spot to unwind, alongside a separate dining room ideal for hosting dinner parties and family celebrations. A well proportioned kitchen sits at the heart of the home, tailored for modern culinary living and everyday convenience. The sleeping quarters are equally impressive, featuring four bedrooms and two bathrooms, providing ample space and flexibility for growing families or visiting guests. For ultimate practical layout design, a separate utility room seamlessly connects the main hallway to a large double garage, allowing for effortless internal access and superb additional storage or workshop potential. Outside, the property is a true gardener's paradise, completely enveloped by beautifully manicured, mature wrap around gardens. Bursting with life and colour, the grounds

feature an enchanting selection of established shrubs, trees and perennials. Designed to capture the sunshine throughout the day while maintaining an incredible degree of seclusion and privacy, this sun drenched outdoor haven provides the ultimate lifestyle retreat for alfresco dining, gardening enthusiasts and peaceful relaxation.

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

#### **GROUND FLOOR**

Front door opens to:

#### **Spacious Hallway**

With access to loft space, useful cupboard for shoes and coats etc, door to garage and leading to all of the following accommodation:

#### **Sitting Room 18' 2" x 13' 4" (5.53m x 4.06m)**

A dual aspect room with window overlooking the front garden and window to side. Feature fireplace, sliding doors opening to the dining room, spotlights.

#### **Kitchen/Breakfast Room 12' 11" x 12' 0" (3.93m x 3.65m)**

Fitted with a comprehensive range of wall and base units with working surfaces, stainless steel sink, double electric oven, four ring gas hob with concealed extractor hood, integrated dishwasher, space for fridge/freezer, tiled splashbacks, window and door to rear garden.

#### **Dining Room 18' 1" x 12' 0" (5.51m x 3.65m)**

A generous second reception room with two windows looking out onto the front of the property and a set of sliding patio doors opening out to the front garden. Sliding door to sitting room.

#### **Utility 9' 3" x 7' 3" (2.82m x 2.21m)**

Fitted with a range of wall and base units with working surfaces, stainless steel sink, plumbing for washing machine, space for further refrigeration, built in cupboard for shoes and coats, door to garage.

#### **Bedroom 1 13' 6" x 12' 11" (4.11m x 3.93m)**

Measurements include a run of built in wardrobes. Window overlooking the rear garden.

#### **Bathroom 10' 3" x 9' 8" (3.12m x 2.94m)**

A spacious family bathroom with a five piece suite of WC with concealed cistern, washhand basin set into vanity unit with storage below, bidet, bath with hand held shower attachment and glass shower screen door and separate shower cubicle with Mira Sport electric shower. Partially tiled walls, wood effect floor, window, ladder radiator, spotlights.

#### **Bedroom 2 14' 9" x 13' 2" (4.49m x 4.01m)**

Measurements include a run of built in wardrobes. Circular window and a second set of windows looking out over the impressive front gardens.

### **Bedroom 3 12' 3" x 8' 6" (3.73m x 2.59m)**

Window looking out over the driveway.

### **Home Office/Bedroom 4 12' 3" x 6' 1" (3.73m x 1.85m)**

With window overlooking the drive.

### **Shower Room**

Fitted with a four piece white suite of WC with concealed cistern, washhand basin set into vanity unit with storage below, bidet and king size shower cubicle with mains shower, partially tiled walls, window, shaving point, tiled effect floor.

### **OUTSIDE**

From Watery Lane steps rise with to a pathway leading to the impressive front door of Number 8. The pathway splits two beautifully manicured areas of lawn with an incredible array of established shrubs, trees and perennials to borders. These front gardens have the added advantage of being predominantly south facing and because the property is elevated from the road they also offer a great amount of privacy. Access to the rear garden can be gained via either side of the property, to the left hand side of the property the garden again has been beautifully maintained with further established shrubs, trees and perennials and this then opens to the:

### **Rear Garden**

Immediately outside of the door from the kitchen is a lovely patio which opens up to an area again of level lawn with beautifully established borders. From the road behind a pillared entrance with a five bar gate gives access to the driveway which provides off road parking for numerous cars and leads to the:

### **Double Garage 20' 3" x 17' 0" (6.17m x 5.18m)**

A very useful space with up and over door, power and light and internal access to the hallway and the utility room.





Floor Plan to be inserted here



Detached Bungalow



Freehold



4



Garden



2



F



2

**EPC**

D



Gas Central Heating



Double Garage





**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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