

Rear Garden



One of the main features of the property is a the fabulous rear garden. Fully enclosed and enjoying a high degree of privacy, the property consists of a paved patio area immediately off the property and at the very rear of the garden, which leads onto the main area that is laid to lawn with a plethora of established trees, shrubs, and hedgerow. Timber shed.



Front Garden

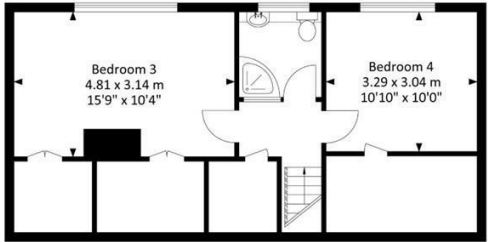
Set well back from the road, the frontage consists of a block paved driveway providing off road parking for 2 cars along with a generous lawned area with a selection of established hedgerow and shrubs, which is bordered by a low wall and creates an attractive setting.

Large Garage

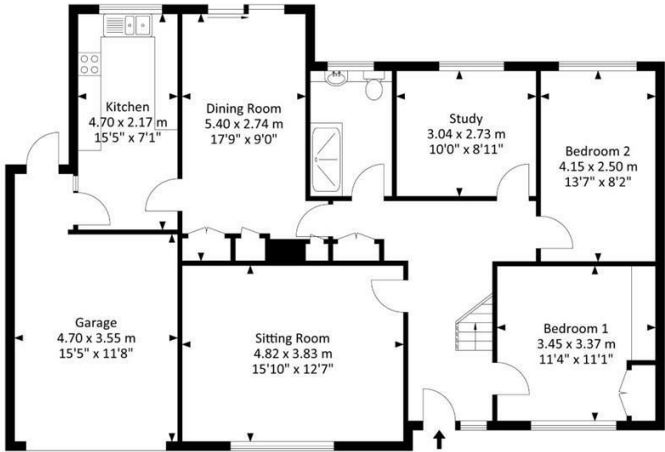
15'5" x 11'8" (4.70m" x 3.56m")
Accessed via an electric roller door. Light and power connected. Wall mounted combination boiler.

**Westway,
Nailsea BS48 2NA**

Approx. Gross Internal Area
1553.20 Sq.Ft - 144.30 Sq.M
Garage Area
197.80 Sq.Ft - 18.40 Sq.M
Approx. Gross Internal Area
1751.0 Sq.Ft - 162.70 Sq.M



First Floor



Ground Floor

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.

Tenure: Freehold

Floor area: 1553.00 sq ft

Tax Band: D

Local Authority: North Somerset

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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11 Westway, Nailsea, BS48 2NA

£435,000

NO ONWARD CHAIN. A deceptively spacious and perfectly positioned, 4 Bedroom - 3 reception room family home, that is located in this sought after and established residential avenue, situated just a short walk away from the town centre and all of it's facilities that Nailsea has to offer. This generously proportioned and cleverly extended property offers light and bright accommodation, along with a generous sized and private rear garden, a large garage and 2 Shower Room's. The UPVC double glazed and gas central heated property briefly comprises: Entrance Hall, Sitting Room, 2 double Bedrooms, a Shower Room, Study, Dining Room and Kitchen. On the first floor there are 2 further Bedrooms and a second Shower Room whilst externally there are beautiful gardens to the front and rear - the latter being south facing along with a larger than average garage and driveway parking. EPC rating - C.

Entrance Hall



Entered via a UPVC double glazed door. Stairs ascending to the first floor accommodation. Storage cupboard, smoke alarm, ceiling coving and doors to most ground floor rooms.

Sitting Room

15'10" x 12'7" (4.83m" x 3.84m")



A lovely sized light room with UPVC double glazed picture window to the front. Feature fireplace with inset coal effect gas fire. Ceiling coving, radiator and TV point.



Bedroom 1

11'4" x 11'1" (3.45m" x 3.38m")



UPVC double glazed window to the front. Radiator, ceiling coving and range of fitted wardrobes providing useful storage.

Bedroom 2

13'7" x 8'2" (4.14m" x 2.49m")



UPVC double glazed window to the rear. Radiator. Ceiling coving.

Study/Office

10'0" x 8'11" (3.05m" x 2.72m")



A versatile room which can be used as a fifth Bedroom if required but makes a perfect Study with a lovely outlook to the rear garden. UPVC double glazed window to the rear. Radiator. Ceiling coving.

Shower Room 1

8'87" x 5'75" (2.44m" x 1.52m")



Fully tiled and fitted with a white suite comprising: Walk-in shower enclosure with thermostatically controlled shower over. Concealed low level wc and wash hand basin with storage below. 2 chrome heated towel rails, ceiling spotlights, shaver point and UPVC double glazed window to the rear.

Dining Room

17'9" x 9'0" (5.41m" x 2.74m")



UPVC double glazed window to the rear. Radiator, ceiling coving and storage cupboards. UPVC double glazed sliding patio doors to the rear garden. Door to the Kitchen.

Kitchen

15'5" x 7'1" (4.70m" x 2.16m")



Fitted with a modern range of wall and base units with roll edge worksurfaces and tiling to splashback. Inset one a half stainless steel sink with drainer and mixer tap. Space for a cooker, upright fridge freezer and washing machine. Radiator, ceiling coving and UPVC double glazed window to the rear. Door to a small rear porch providing access to the garage and rear garden.

First Floor Landing

Doors to both Bedrooms and Shower Room. Walk-in storage cupboard.

Bedroom 3

15'9" x 10'4" (4.80m" x 3.15m")



UPVC double glazed window to the rear. Radiator. 2 storage cupboards.

Bedroom 4

10'10" x 10'0" (3.30m" x 3.05m")



UPVC double glazed window to the rear. Radiator. Walk-in storage cupboard.

Shower Room 2

6'22" x 6'13 (1.83m" x 1.83m)



Fitted with a white suite comprising: Tiled shower quadrant with electric shower over. Concealed low level wc and wash hand basin with storage below. Extractor fan, ceiling spotlights, heated towel rail and UPVC double glazed window to the rear.