



both sides allow you to walk all the way around the property and there is also access to the garage via a pedestrian door. Outside cold water tap.

Garage

21'7" x 12'4" (6.58m" x 3.76m")

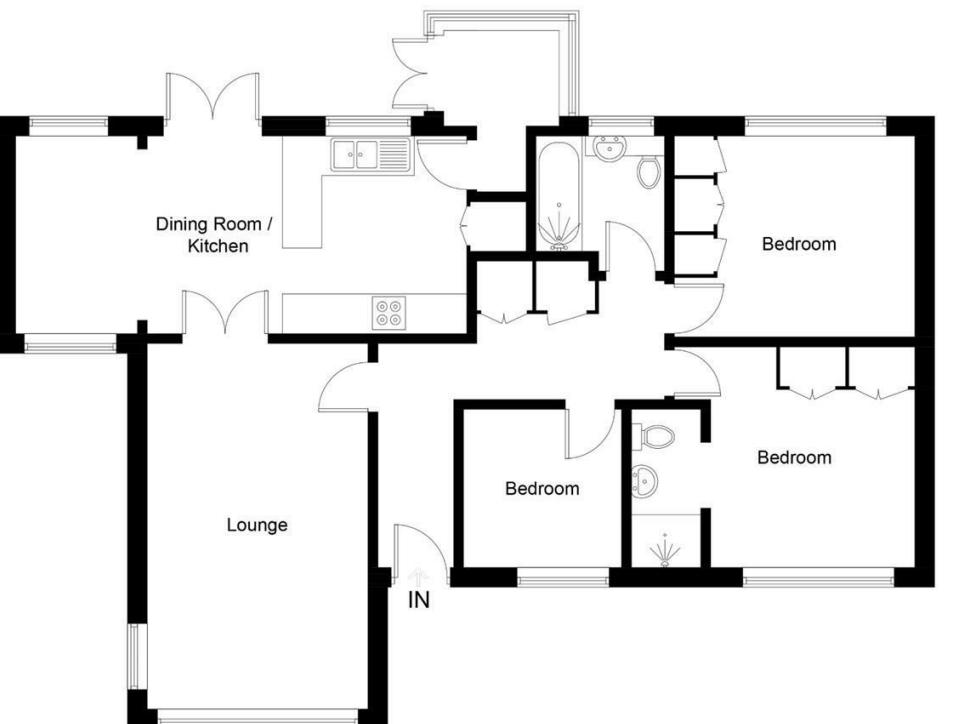
A generous sized garage, accessed via an up and over door. Light and power connected. UPVC double glazed pedestrian door and window. Wall mounted boiler. Handy worktop area and insert sink. Useful storage space.

The property also benefits from UPVC facias, soffits and guttering to help reduce exterior maintenance.

One of the main features of the property is the wrap around gardens which are beautifully cared for. Enclosed by a combination of low level walling and timber panel fencing, the gardens consists of areas laid to patio, gravel and artificial lawn with mature hedgerow, established shrubs and plants. Side gated access on

15 Moorfields Road

Approximate Gross Internal Area = 92.8 sq m / 999 sq ft



Tenure: Freehold

Floor area: 999.00 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.



Ginos Estate Agents

6 Ryves Vale, Tickenham, BS21 6FZ

T. 01275 540 176 | sales@ginospo

ginospo



Gino's Estate Agents



15 Moorfields Road, Nailsea, North Somerset, BS48 2AW

£465,000

NO ONWARD CHAIN. A beautifully cared for and perfectly positioned, 3 Bedroom detached bungalow, situated just a short distance from the town centre with all its amenities, bus routes and excellent secondary school. Offering light and airy accommodation throughout and boasting good sized rooms, a larger than average garage and easy to maintain gardens, the UPVC double glazed and gas central heated property briefly comprises: Welcoming Entrance Hall, Lounge, Kitchen/Dining Room, Rear Porch, Bedroom 1 with En Suite, along with Bedrooms 2 & 3 and a Family Bathroom. Externally there are wrap gardens to all sides along with a good-sized garage and driveway parking. EPC rating - D.

Ground Floor

Entrance Hall



A lovely entrance to the property, via a UPVC double glazed door with glazed side panel. A useful storage cupboard and airing cupboard housing the hot water tank. Access to the boarded loft via a pull-down ladder. Radiator, ceiling coving and smoke alarm. Doors to most of the rooms.

Lounge

18'2" x 11'7" (5.54m" x 3.53m")



A lovely sized, light room with UPVC double glazed picture window to the front and small window to the side. Feature electric fireplace with stone surround. 2 radiators, TV point, 4 wall lights and ceiling coving. Double doors into the Kitchen/Dining Room.



Kitchen/Dining Room

23'4" x 9'5" (7.11m" x 2.87m")



What a lovely space!

Kitchen Area



Fitted with a range of wall and base units with roll edge worksurfaces and tiling to splashback. Inset one and a half stainless steel sink with drainer and mixer tap. Fitted electric oven, grill and 4 ring gas hob with extractor over. Space and plumbing for an automatic washing machine, under counter freezer and integrated fridge. Ceiling spotlights, ceiling coving and walk-in larder cupboard. UPVC double glazed window to the rear and door to the Rear Porch.

Dining Area



A dual aspect room with a UPVC double glazed window to the front

& UPVC double glazed window and French doors to the rear garden. 2 radiators, 2 wall lights and ceiling coving.

Rear Porch

5'7" x 4'7" (1.70m" x 1.40m")

Of UPVC double glazed construction. Radiator. Door to the rear garden.

Bedroom 1

10'9" x 10'1" min (3.28m" x 3.07m" min)



UPVC double glazed window to the front. Range of fitted wardrobes. Radiator, ceiling coving and opening to the En Suite.,

En Suite Shower

7'7" x 3'5" (2.31m" x 1.04m")



Fitted with a suite comprising: Tiled shower cubicle with shower over. Low level close coupled wc and pedestal wash hand basin. Heated towel rail, ceiling spotlights, coving and extractor fan.

Bedroom 2

11'9" x 9'8" max (3.58m" x 2.95m" max)



UPVC double glazed window to the rear. Range of fitted wardrobes. Radiator and ceiling coving.

Bedroom 3

7'9" x 7'8" (2.36m" x 2.34m")



UPVC double glazed window to the front. Radiator.

Family Bathroom

6'6" x 6'4" (1.98m" x 1.93m")



Fully tiled and fitted with a white suite comprising: Panelled bath with glass screen and thermostatically controlled shower over. Concealed low level wc and wash hand basin with storage below. Ceiling coving, spotlights and extractor fan. UPVC double glazed window to the rear.