



Robin King | Estate Agents

1 Cerney Gardens, Nailsea

Guide Price **£580,000**

1 Cerney Gardens

Nailsea, Bristol

Beautifully presented and extended four-bedroom detached home in the sought-after Trendlewood area of Nailsea, offering spacious family accommodation, a private landscaped garden, garage and driveway, all within easy reach of excellent schools and transport links.

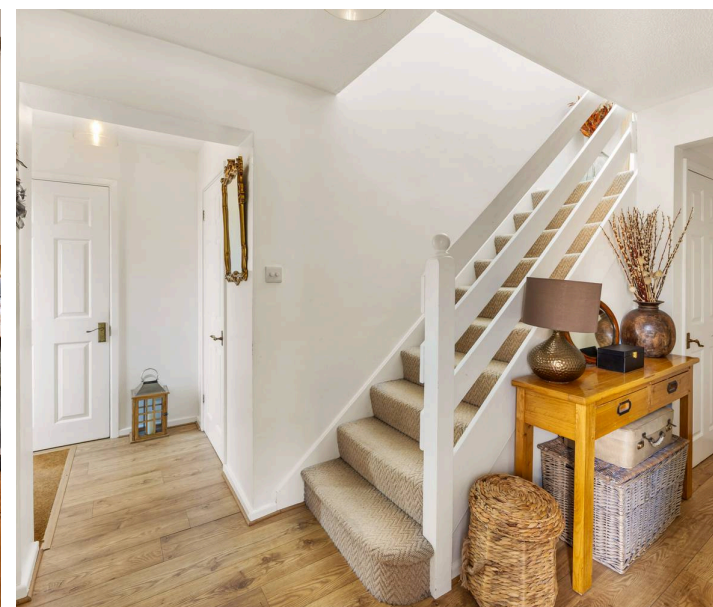
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

All Mains Services

- Sought-after Trendlewood location
- Beautifully presented and extended detached family home
- Four well-proportioned bedrooms
- Stylish kitchen/breakfast room with granite worktops
- Spacious open-plan lounge/dining room with wood-burning stove
- Principal bedroom with dressing area and en-suite
- Utility room and ground floor cloakroom
- Private, established rear garden
- Garage & driveway parking for 3 cars
- Easy access to Bristol Airport, M5 and mainline railway services (London from 106 mins)







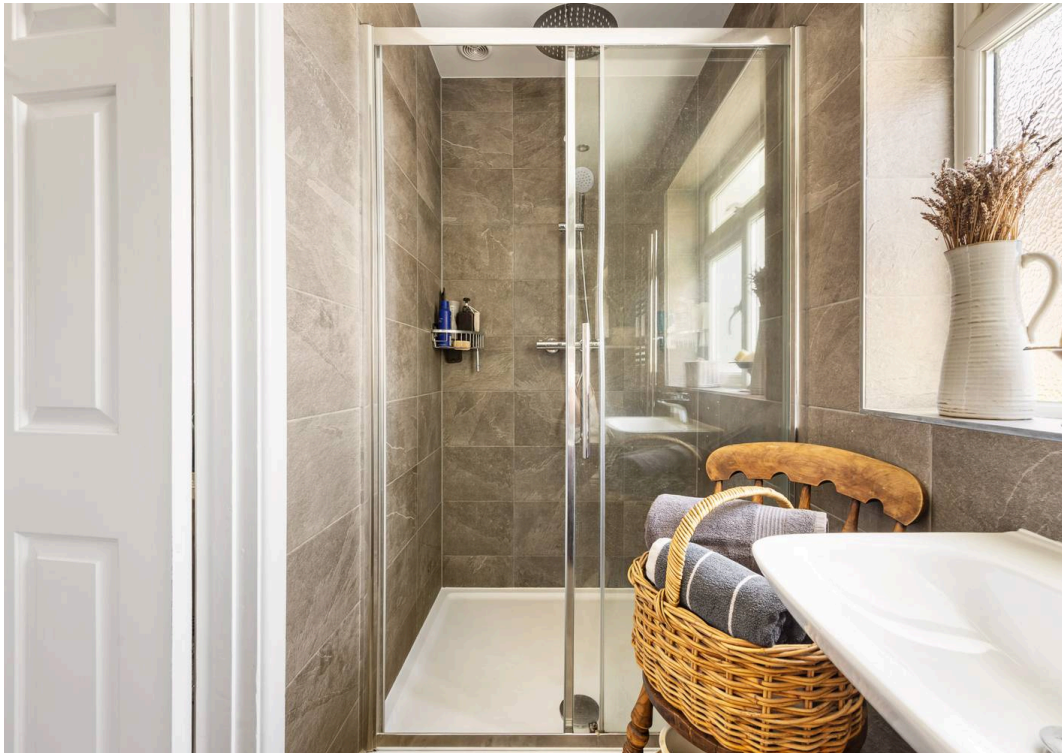
1 Cerney Gardens

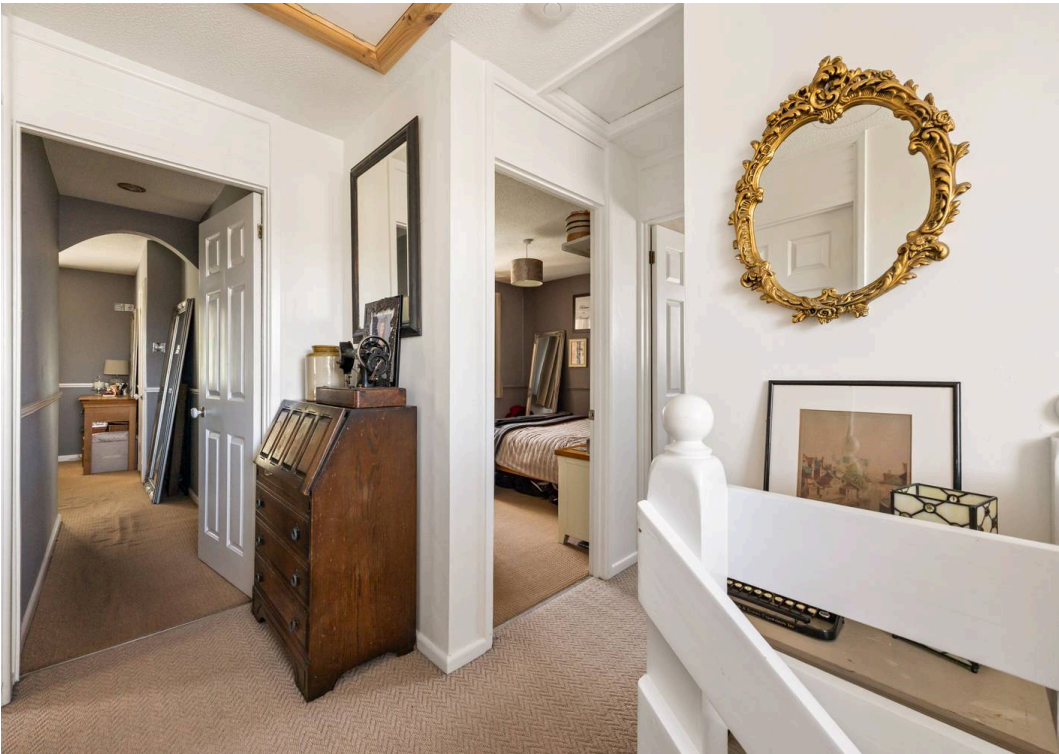
Nailsea, Bristol

Situated within the highly sought-after Trendlewood area of Nailsea, this beautifully presented and thoughtfully extended four-bedroom detached home offers spacious, versatile accommodation that is perfectly suited to modern family living. Well maintained throughout, the property combines generous living space with a practical layout, making it an excellent choice for families looking to move straight in.

Stepping inside, you are welcomed by an inviting entrance hall which provides access to the main living accommodation. The well-appointed kitchen/breakfast room is fitted with granite work surfaces, a breakfast bar and a range of wall and base units, offering ample storage and workspace for everyday living. A separate utility room provides additional practicality, while the ground floor cloakroom adds further convenience. The generous open-plan lounge and dining room is undoubtedly a highlight of the home, offering a bright and comfortable space for both relaxing and entertaining. A feature wood-burning stove creates a cosy focal point, while sliding patio doors open directly onto the rear garden, allowing natural light to flood the room and creating a seamless connection between the indoor and outdoor spaces.

The first floor offers four well-proportioned bedrooms, providing flexible accommodation for families, guests or those working from home. The principal bedroom benefits from a dressing area with fitted wardrobes and an en-suite shower room, while the remaining bedrooms are served by a family bathroom. Thoughtfully arranged throughout, the accommodation offers an excellent balance of space, comfort and practicality.





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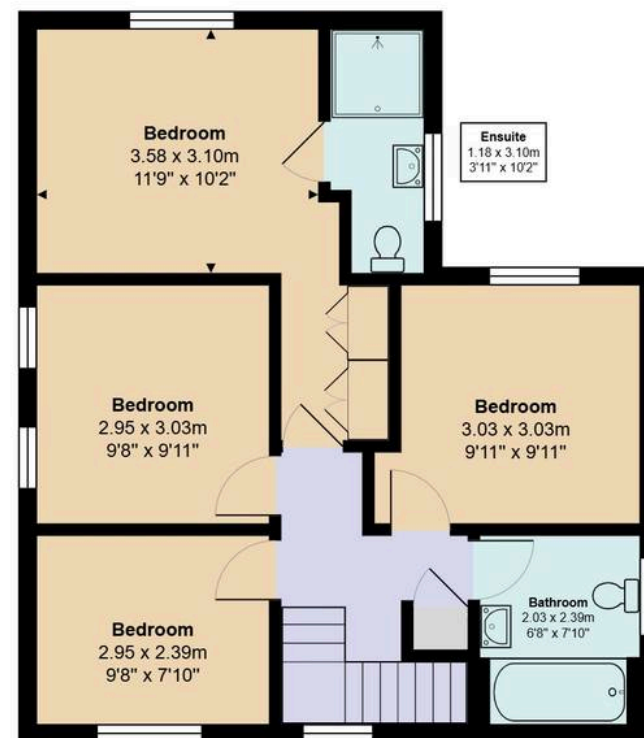
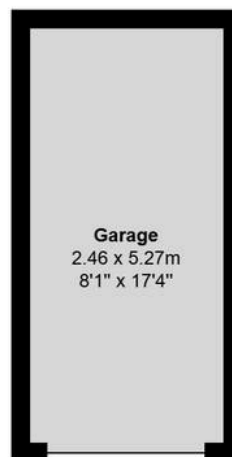
Nailsea, Bristol

Outside, the rear garden enjoys a good degree of privacy and has been thoughtfully landscaped to create an attractive and functional outdoor space. Predominantly laid to lawn with well-established borders, the garden offers a peaceful setting to enjoy throughout the year. A generous patio provides the ideal space for outdoor dining and entertaining, while an additional seating area and outdoor kitchen area further enhance its appeal. Gated side access leads to the front of the property, where there is ample driveway parking for 3 cars and access to the garage, which benefits from power and lighting.

Trendlewood is widely regarded as one of Nailsea's most desirable residential areas, offering a peaceful setting whilst remaining conveniently close to everything the town has to offer. The property is within easy reach of highly regarded primary and secondary schools, making it particularly appealing to families, while nearby open green spaces and woodland walks provide plenty of opportunities for outdoor recreation.

Nailsea town centre offers an excellent range of independent shops, supermarkets, cafés and everyday amenities, together with leisure facilities and a popular market. For commuters, mainline train services are available from Nailsea & Backwell Station (London Paddington from 106 mins) with a regular service to Bristol and beyond. There is also easy access to Bristol airport (6.5 miles) and Junction 20 of the M5 (Clevedon) is within 5 miles.





Cerney Gardens, Nailsea, BS48 1ST

Approximate Gross Internal Area (excluding garage) 124.6 sq m / 1341 sq ft

Total Area 137.5 sq m / 1480 sq ft



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Sales particulars are for guidance only. No structural survey or service testing has been done. These details aren't part of a contract and shouldn't be relied on as facts. References to alterations or use don't confirm regulatory approval. Buyers must verify all information. Measurements are approximate; check them. Contact us with any important concerns before viewing.