



 3
  1
  1
  C

**10 Birdlip Close, Nailsea, BS48 4TG**

**£325,000**

A spacious 3 DOUBLE BEDROOM family home, superbly located in this quiet and popular cul de sac off Trendlewood Way that is a stones throw from an open green and parkland. This well balanced property is situated only a short distance away from the excellent schools, train station in Backwell and benefits from a good sized Conservatory to add to the ground floor accommodation. In brief the layout comprises: Entrance Porch, Entrance Hall, Cloakroom, Kitchen, Lounge/Dining Room and Conservatory. Upstairs are 3 even sized Bedrooms and a Wet Room whilst externally there are easy to maintain gardens to the front and rear, a half sized garage/storage area and plenty of off-road parking. EPC rating - C.

**Tenure:** Freehold  
**Floor area:** 958.00 sq ft  
**Tax Band:** C

**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.

### Entrance Porch

Of UPVC double glazed construction. Tiled flooring. UPVC double glazed door into the Entrance Hall.

### Entrance Hall

Stairs ascending to the first floor accommodation. Built in cupboard. Radiator. Door to the half garage/storage area.

### Cloakroom

Fitted with a suite comprising: Low level close coupled wc and inset wash hand basin with storage space beneath. Radiator. Extractor fan.

### Kitchen

9'1" x 6'9" (2.77m" x 2.06m")



Fitted with a range of wall and base units with roll edge worksurfaces and tiling to splashback. Inset stainless steel sink with drainer and mixer tap. Fitted electric oven with 4 ring gas hob. Integral fridge. Space and plumbing for an automatic washing machine. UPVC double glazed window to the front.

### Lounge/Dining Room

18'9" x 12'3" (5.72m" x 3.73m")



UPVC double glazed window and sliding patio doors to the Conservatory. 2 radiators, understairs storage cupboard, ceiling coving and thermostat for the central heating.



### Conservatory

15'6" x 9'0" (4.72m" x 2.74m")



A great addition to the property. Of UPVC double glazed construction with dwarf walls. Poly carbonate roof. Radiator. Doors out to the rear garden.

### First Floor Landing

Access to the loft via a pull down ladder. Smoke alarm. Doors to all rooms.

### Bedroom 1

12'3" x 8'9" (3.73m" x 2.67m")



Fitted with a range of wardrobes providing ample storage. Radiator. UPVC double glazed window to the rear.

### Bedroom 2

9'4" x 8'9" (2.84m" x 2.67m")



UPVC double glazed window to the front. Radiator.

### Bedroom 3

9'7" x 9'2" (2.92m" x 2.79m")



UPVC double glazed window to the rear. Radiator.

### Wet Room



Fitted with a white suite comprising: Shower area with electric shower. Low level close coupled wc and pedestal wash hand basin. Linen cupboard housing the combination boiler. Non slip flooring. Radiator.

### Rear Garden

A private rear garden which has been designed for ease of maintenance that consists of 2 main areas. A generous paved patio area immediately off the house with steps down to the second area that is laid to gravel. Fully enclosed by timber panel fencing with a rear gate. Timber shed.

### Front Garden

Driveway parking in front of the garage for 1 car. An area laid to slate chippings. Pathway to the front door.

### Part Garage/Storage Area

Accessed via an electric roller door. Light and power connected. Internal pedestrian door.