Briar Close, Nailsea BS48 1QG

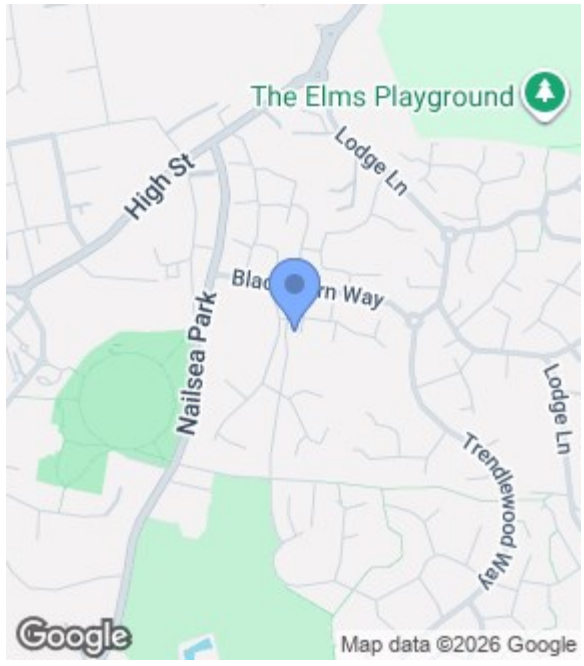
Approx. Gross Internal Area
1957.1 Sq.Ft - 181.8 Sq.M

Garage Area
286.6 Sq.Ft - 26.6 Sq.M

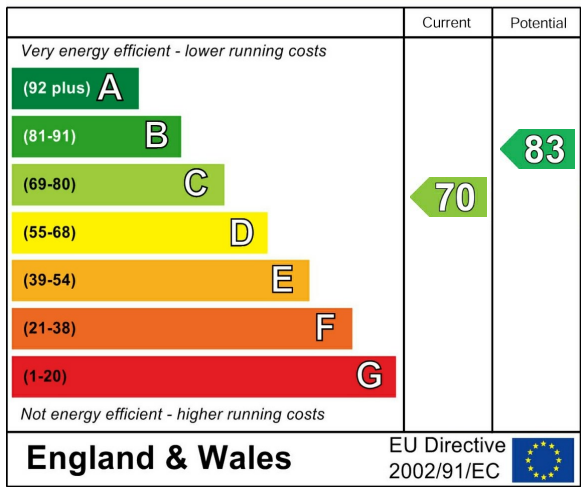
Total Area
2243.7 Sq.Ft - 208.4 Sq.M



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.



Energy Efficiency Rating



Tenure: Freehold
Floor area: 1957.00 sq ft
Tax Band: E
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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31 Briar Close, Nailsea, North Somerset, BS48 1QG
£795,000

5 3 3 C

A truly magnificent and immaculately presented, 5 Bedroom detached family home that has been extended, updated and improved by the current owners in recent years to create a wonderfully comfortable home with contemporary features and modern design thinking. Situated in one of Nailsea's most sought after cul de sac's, the property is perfectly located, being close to the excellent schools and the town centre, and boasts substantial space, ideal for the growing family. Siding and backing onto parkland, the accommodation briefly comprises: Entrance Hall, Cloakroom, Study, Sitting Room, L shaped Kitchen/Dining/Family Room and generous Utility Room. On the first floor there is an impressive 5 double Bedrooms with 3 Bathrooms whilst externally there are gardens to the front and rear along with a double garage and plenty of driveway parking. EPC rating - C.













Entrance Hall

Cloakroom

Study
10'9" x 10'8" (3.28m" x 3.25m")







Sitting Room
16'11" x 14'8" (5.16m" x 4.47m")

Kitchen/Family/Dining Room
23'8" x 20'1" max (7.21m" x 6.12m" max)

Utility Room
9'10 x 8'01 (3.00m x 2.46m)

Main Bedroom
12'7" x 9'4" (3.84m" x 2.84m")

En Suite Shower Room
7'98 x 4'56 (2.13m x 1.22m)

Guest Bedroom
12'7" x 9'5" (3.84m" x 2.87m")

Guest Suite
9'02 x 3'28 (2.79m x 0.91m)

Bedroom 3
12'1" x 11'0" (3.68m" x 3.35m")

Bedroom 4
10'8" x 10'3" (3.25m" x 3.12m")

Bedroom 5
11'1" x 8'3" (3.38m" x 2.51m")

Family Bathroom
10'26 x 6'10 (3.05m x 2.08m)

Gardens

Double Garage
16'11" x 16'8" (5.16m" x 5.08m")



