

### Front Garden

A generous frontage which provides off-road parking for numerous vehicles and leading to the garage. There is also an area laid to lawn. EV charger.

### Garage

Accessed to this fully wired garage with water supply via an up and over door. Light and power connected. Pedestrian door.

# Gino's Estate Agents



Ground Floor

First Floor

Tenure: Freehold

Floor area: 947.23 sq ft

Tax Band: C

Local Authority: North Somerset

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**9 Goss Barton, Nailsea, North Somerset, BS48 2XD**

**£369,995**

A deceptively spacious and larger than average, 3 Bedroom semi detached family home, located in a popular cul de sac within easy reach of Nailsea town centre with all its amenities and bus routes. This stunning property is stylishly presented throughout and benefits from plenty of upgrades in recent years by our current sellers to make this a home you can move straight into without lifting a finger. Boasting light and airy accommodation, the UPVC double glazed & gas central heated property comprises: Entrance Hall, Cloakroom, Kitchen/Dining Room and Lounge. On the first floor there are 3 good sized Bedrooms and a Bathroom whilst externally there are gardens to the front and rear - the latter being west facing and private, along with a garage and driveway parking. EPC rating - C.

## Entrance Hall



Accessed via a UPVC double glazed door. Radiator, storage cupboard and good quality flooring which runs through into the Kitchen/Dining Room.

## Cloakroom

Fitted with a suite comprising: Low level close couple wc and wash hand basin. UPVC double glazed window.

## Kitchen/Dining Room



What a lovely space!

## Kitchen Area

9'04 x 5'91 (2.84m x 1.52m)



Recently fitted with a modern range of handleless wall and base

units with stylish worktops over with upstand. Undermount sink with drainer and mixer tap. Fitted electric oven, microwave, hob and extractor over. Integrated fridge freezer and dishwasher. Ceiling spot lights. Useful breakfast bar and UPVC double glazed window to the rear.



## Dining Area

12'26 x 8'87 (3.66m x 2.44m)

UPVC double glazed French doors to the rear garden. Ceiling spotlights, radiator and stairs ascending to the first floor accommodation with space and plumbing for an automatic washing machine and tumble dryer.

## Lounge

18'0" x 11'2" (5.49m x 3.40m")



A lovely sized, light and airy room with 2 UPVC double glazed windows to front aspect. 2 radiators. TV point.



## First Floor Landing

Doors to all Bedrooms and Bathroom. UPVC double glazed window to the side. Access to the boarded and insulated loft via a pull-down ladder. Linen cupboard.

## Bedroom 1

11'5" x 11'3" (3.48m x 3.43m")



UPVC double glazed window to the rear. Useful storage cupboard. Radiator.

## Bedroom 2

11'4" x 11'3" (3.45m x 3.43m")



UPVC double glazed window to the front. Radiator.

## Bedroom 3

8'1" x 7'7" (2.46m x 2.31m")



UPVC double glazed window to the front. Radiator.

## Bathroom

6'3" x 6'2" (1.91m x 1.88m")



Fully tiled and fitted with a white suite comprising: Panelled bath with glass concertina screen. Low level close coupled wc and pedestal wash hand basin. Radiator. UPVC double glazed window to the rear.

## Rear Garden



Enclosed by good quality timber panel fencing and enjoying a sunny, west facing aspect, this lovely garden comprises of an attractive paved patio leading to the main area that is laid to a level lawn. Side gated access. Outside power.