GOODMAN & LILLEY



42 THE PERRINGS

NAILSEA
BS48 4YP

42 THE PERRINGS

NAILSEA BS48 4YP

£400,000
GUIDE PRICE

SUMMARY

This well-maintained three-bedroom home provides bright, well-balanced accommodation arranged over two floors, offering an exceptional blend of comfort and convenience ideal for family living, young professionals, or downsizers alike.

The ground floor opens via a useful entrance porch equipped with built-in coat and shoe storage, alongside a separate cloakroom/WC. The heart of the home is an impressive dual-aspect lounge room, featuring a cosy wood-burning stove set upon a slate hearth, with double doors opening directly onto the rear garden. A formal dining room offers an ideal space for entertaining and flows seamlessly through to a stylish shaker-style kitchen, complete with integrated Neff appliances and rolltop work surfaces. Adjoining the kitchen, a practical rear porch/utility area provides additional space for appliances and direct access to the garden.

The first floor comprises three well-proportioned bedrooms, including two comfortable doubles, together with a contemporary family shower room featuring a double walk-in shower cubicle and thermostatic shower. Excellent storage provisions are featured throughout, including built-in wardrobe space in the main bedroom and a spacious landing cupboard housing the modern Worcester combination boiler.

Outside, the property boasts a landscaped rear garden with lawned areas, shaped borders, paved seating patios, a greenhouse, wood store, and a timber storage shed. A personal door provides direct access from the garden into the single garage, which is fitted with an electric roller door, power, and lighting. To the front, a tarmacadam driveway provides ample off-street parking.

LOCATION

The Perrings is widely regarded as one of the area's most sought-after and ever-popular residential addresses, renowned for its peaceful ambiance, leafy surroundings, and vibrant local community. Perfectly positioned for modern family life, the location is exceptionally well-served by a choice of highly regarded primary and secondary schools within easy reach, alongside convenient access to everyday amenities, independent shops, and welcoming local eateries.

For commuters and those seeking direct connectivity, the location could not be better placed. Swift access to major transport links, including the nearby M5 motorway network, provides effortless travel towards Bristol city centre, the South West, and beyond. Nearby mainline railway stations offer direct and frequent rail services to Bristol Temple Meads and London Paddington, making this an enviable setting for both local professionals and regional commuters alike.

ADDITIONAL INFORMATION

Tenure; Freehold
Council tax band; D (North Somerset council)
EPC; D (valid until 2032)
Services; Mains gas, electric, water & drainage











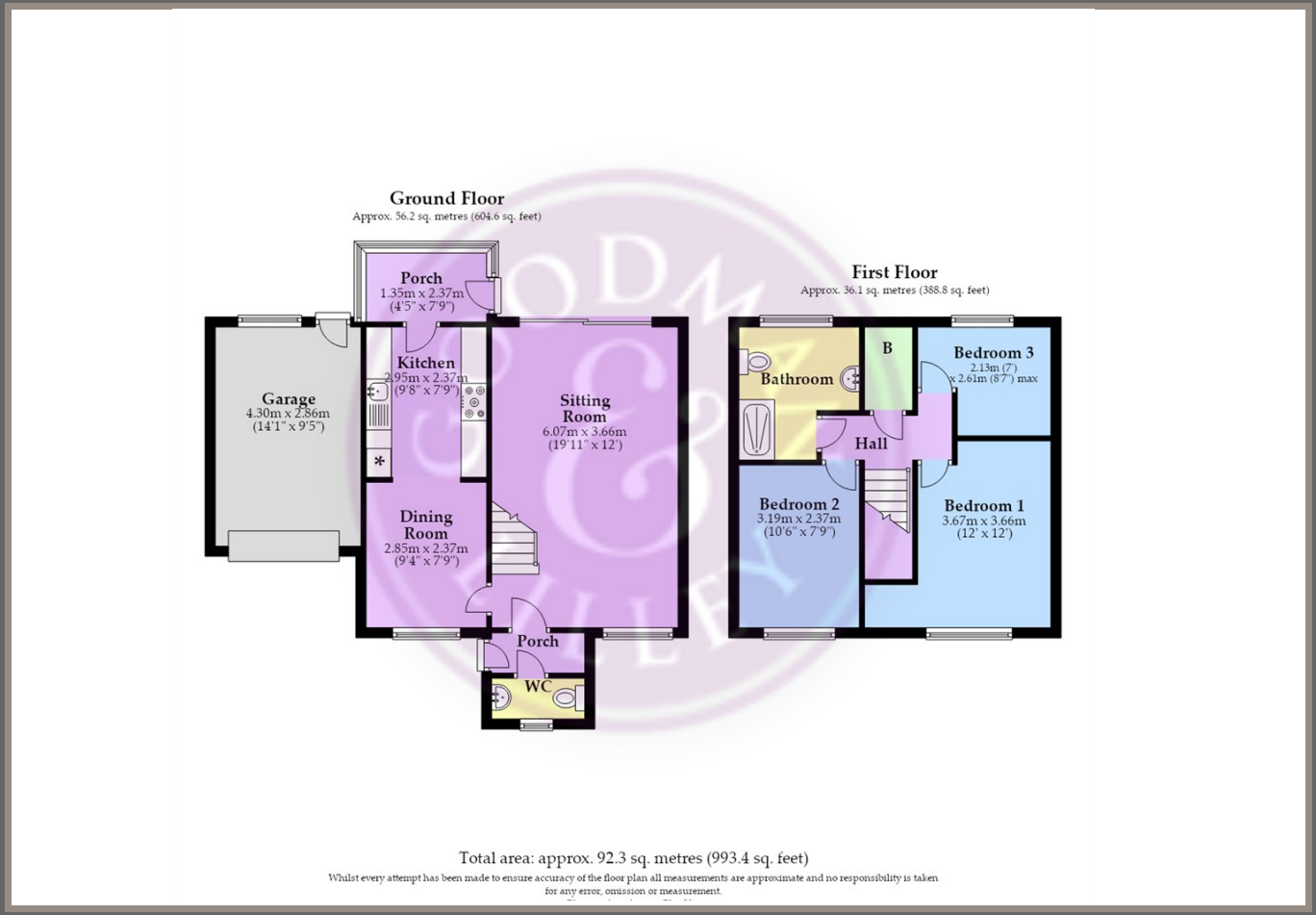












3 BEDROOMS
TENURE - FREEHOLD

2 RECEPTION ROOMS
IN ALL 993.40 SQ FT

1 BATHROOMS
COUNCIL TAX BAND - D

- Sought after Nailsea location
- Downstairs W/C
- Enclosed rear garden
- Dual aspect lounge with log burner
- Close to local schools & amenities
- Separate garage with electric door & power

Goodman & Lilley

GOODMAN & LILLEY BRANCH NETWORK

HENLEAZE
156 Henleaze Road
Henleaze
BS9 4NB
0117 213 0777
henleaze@goodmanlilley.co.uk

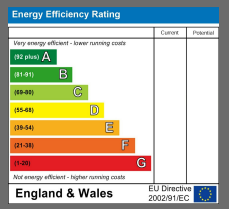
PORTISHEAD
Rembrandt House
36 High Street]
Portishead
BS20 6EN
01275 430440
sales@goodmanlilley.co.uk

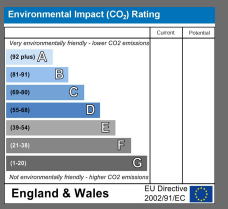
CLEVEDON
28 Hill Road
Clevedon
BS21 7PH
01275 403 660
clevedon@goodmanlilley.co.uk

SHIREHAMPTON
9 HIGH STREET
SHIREHAMPTON
BS11 0DT
0117 213 0333
SHIRE@GOODMANLILLEY.CO.UK

LETTINGS
01275 299010
LETTINGS@GOODMANLILLEY.CO.UK

LAND & NEW HOMES
0117 213 0151
LNH@GOODMANLILLEY.CO.UK





Opening hours vary slightly in each office
Mon to Fri - Usually 9am till 6pm
Saturday 9.00am–4.00pm