



1 Sunnymede Road, Nailsea

Guide Price £535,000



1 Sunnymede Road

Nailsea, North Somerset

Set behind a gated entrance, this impressive detached bungalow has been beautifully maintained and thoughtfully put together. The generous accommodation is a real surprise, complemented by a wonderful southerly facing garden.

A brick-paved driveway provides parking for several vehicles and leads to the detached single garage. The surprisingly spacious entrance hall gives the first indication that this bungalow is much larger than it initially appears.

To the rear is a real gem of a room. The lounge is generous in size, with engineered oak flooring and a wall mounted gas fire. It feels cosy during the winter, but really comes into its own in the summer when the bi fold doors can be opened directly onto the southerly facing garden.





Kitchen and Dining Room

The contemporary kitchen and dining room is a generous and well planned space, with plenty of room for family meals as well as larger gatherings. A door opens directly onto the garden, which is particularly convenient during the warmer months.

The kitchen itself features a good range of fitted units with granite worktops and matching upstands. Appliances include an eye level double oven, five ring gas hob, larder fridge, dishwasher and washing machine. Modern lighting and tiled flooring add the finishing touches.

A Wonderful Southerly Facing Garden

The generous garden is a real feature of the property. Immediately outside the bungalow is a wide patio with plenty of room for outdoor dining, entertaining and relaxing. The bi fold doors open directly from the lounge, making this area particularly enjoyable throughout the summer.

Beyond the patio is a large, level lawn with established planting and plenty of space for children, grandchildren or anyone who enjoys gardening. A second paved area sits behind the garage, while a garden shed provides useful storage.

The garden is fully enclosed and benefits from gated side access. The detached garage has power and offers secure parking or further storage.



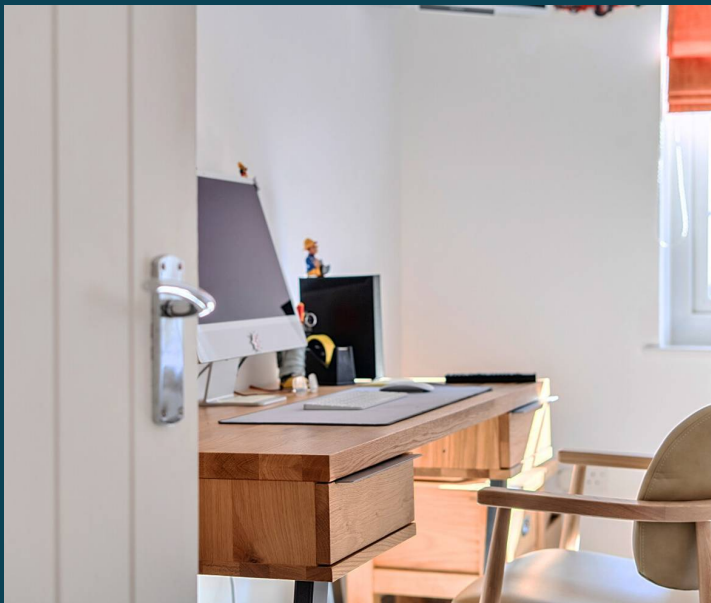


Three Bedrooms and Two Bathrooms

There are three spacious and versatile bedrooms. The main bedroom is a generous double overlooking the rear garden, with engineered oak flooring and its own en suite shower room.

The second bedroom is another comfortable double and includes fitted wardrobes, drawers and overbed storage. Bedroom three provides excellent flexibility. It works equally well as a bedroom, guest room or dedicated workspace for working from home or studying, and also includes a useful built in airing cupboard.

In addition to the en suite, the family bathroom includes a bath, separate shower, vanity unit and WC, all finished with neutral tiling.





Living in Nailsea

Nailsea offers an excellent range of everyday amenities, with its town centre providing supermarkets, independent shops, cafés, pubs, restaurants, healthcare services and a weekly market. From Sunnymede Road, these facilities are particularly convenient and easy to reach.

The town is also well served by primary and secondary schools, leisure facilities, parks and nearby countryside, making it a popular choice for a wide range of buyers.

Nailsea and Backwell railway station provides direct services to Bristol and London, while regular bus routes and access to the M5 make travelling further afield straightforward. Bristol is approximately eight miles away, offering the convenience of the city while still enjoying the space and community of a North Somerset town.

Material Information

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D





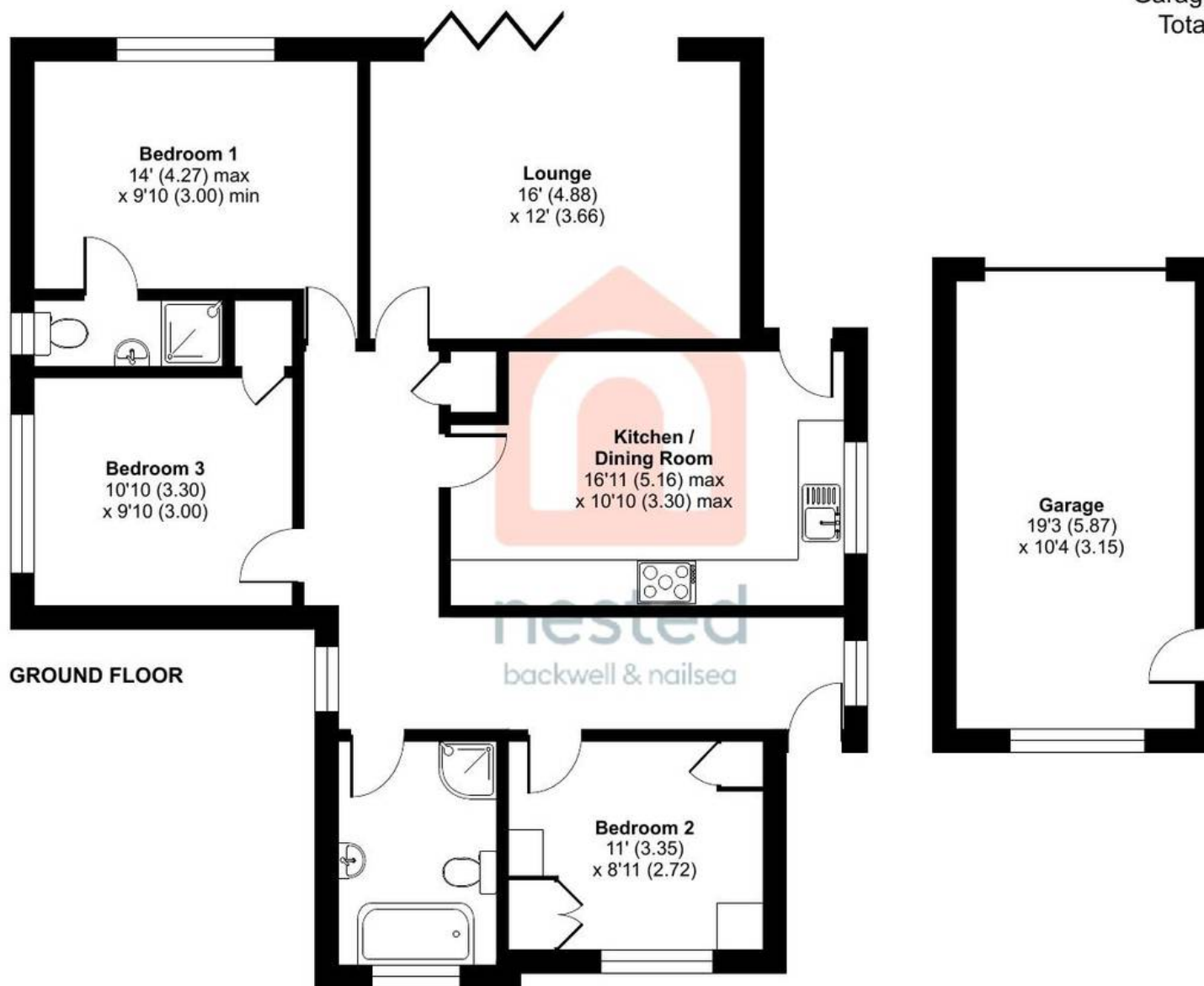
Sunnymede Road, Nailsea, Bristol, BS48

Approximate Area = 1061 sq ft / 98.5 sq m

Garage = 199 sq ft / 18.4 sq m

Total = 1260 sq ft / 117 sq m

For identification only - Not to scale





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