

Rear Garden



A beautifully landscaped rear garden, being westerly facing thus benefitting from plenty of sunshine. Fully enclosed by a combination of walling and timber fence panels and comprises of a generous Indian Sandstone patio providing an ideal area for table and chairs along with a level lawn and mature flower borders. Outside tap. Access to the front of the property via a side gate.



Front Garden

Laid to lawn with a paved pathway to the front door. Outside tap and light.

Garage & Driveway

17'5" x 8'8" (5.31m" x 2.64m")
Accessed via an up and over door. With light. Driveway parking for 2/3 small cars and EV charger.

Gino's Estate Agents



Fosse Lane,
Nailsea BS48 2AR

Approx. Gross Internal Area
966.90 Sq.Ft - 89.80 Sq.M
Garage
150.60 Sq.Ft - 14.0 Sq.M
Total
1117.50 Sq.Ft - 103.80 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.

Tenure: Freehold

Floor area: 966.00 sq ft

Tax Band: C

Local Authority: North Somerset

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17 Fosse Lane, Nailsea, North Somerset, BS48 2AR

£375,000

A truly stunning three Bedroom semi detached home, occupying a superb position within this quiet cul de sac and being perfectly positioned within easy walking distance of the town centre, excellent local amenities and highly regarded primary and secondary schools. Beautifully updated and significantly enhanced by the current owners in recent years, the property now offers an outstanding standard of presentation throughout, with high-quality fixtures & fittings along with contemporary décor thus now allowing any prospective purchaser to simply move straight in and enjoy. The spacious accommodation briefly comprises: Welcoming Entrance Hall, Cloakroom, Sitting Room and magnificent open-plan Kitchen/Dining Room. On the first floor there are 3 well-balanced Bedrooms and a Family Bathroom whilst externally, there are gardens to the front and rear - the latter being westerly facing, along with a garage and driveway parking. EPC rating - C.

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Entrance Hall



A light and bright entrance, entered via a UPVC double glazed door with glazed side windows. Stairs ascending to the first floor accommodation with useful storage cupboard under. Smoke alarm, radiator, thermostat for the central heating and Karndean flooring which runs through the ground floor.

Cloakroom



Fitted with a smart white suite comprising: Low level close coupled wc and feature wash hand basin. Radiator. UPVC double glazed window to the side.

Sitting Room

13'3" x 11'6" (4.04m" x 3.51m")



UPVC double glazed window to the front. Radiator.



Kitchen/Dining Room

18'7" x 11'6" (5.66m" x 3.51m")



What a glorious room!

Kitchen Area



Fitted with a stylish range of wall and base units with slimline worksurfaces and tiling to splashback. Inset one and a half sink with drainer and mixer tap. Fitted electric oven with 5 ring gas hob and extractor over. Space for an upright fridge freezer. Integrated washing machine and dishwasher. Useful breakfast bar. Ceiling spotlights, smoke alarm, UPVC double glazed window to the rear and door to the side.

Dining Area



UPVC double glazed French doors to the rear garden. Radiator & ceiling spotlights.

First Floor Landing



Access to the partially boarded and fully insulated loft via a pull down ladder. The combination boiler can be found here. UPVC double glazed window to the side. Smoke alarm.

Bedroom 1

12'10" x 11'5" (3.91m" x 3.48m")



UPVC double glazed window to the front. Range of fitted wardrobes providing ample storage. Radiator.

Bedroom 2

11'6" x 8'11" (3.51m" x 2.72m")



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

Bedroom 3

9'5" x 8'9" (2.87m" x 2.67m")



UPVC double glazed window to the rear. Radiator.

Bathroom



Fully tiled and beautifully re-fitted with a modern white suite comprising: P shaped bath with glass screen and thermostatically controlled shower over. Low level close coupled wc and vanity unit with inset wash hand basin. Chrome heated towel rail, extractor fan and UPVC double glazed window to the front.