



89 North Street, Nailsea, North Somerset, BS48 4BS  
**£520,000**

Steven  
*Smith*

Situated in the desirable West End of Nailsea, this stunning modern home offers a perfect blend of striking design, light filled spaces and relaxed, contemporary living. Thoughtfully arranged and beautifully presented throughout, the property creates an immediate sense of style and comfort from the moment you step inside.

The impressive sitting room is a true focal point of the home, featuring high vaulted ceilings that enhance the feeling of space and openness, along with an eye catching open tread staircase that rises to a mezzanine level, an ideal retreat for reading, working or simply unwinding while overlooking the main living area. The kitchen diner is immaculate and equally impressive, also benefiting from vaulted ceilings and designed for both everyday living and entertaining. It includes a breakfast bar, ample workspace and direct access to the rear garden, while flowing seamlessly into a delightful conservatory that brings the outside in and provides a wonderful additional reception space.

On the ground floor there are two well proportioned bedrooms, complemented by a modern shower room and a practical utility room that keeps the main living spaces clutter free.

Upstairs, the principal bedroom is a superb, generously sized retreat with a calm and airy feel, served by a stylish four piece bathroom that completes the accommodation perfectly.

Externally, the property continues to impress. To the front, a driveway provides off road parking and leads to the garage, offering both convenience and storage. The rear garden is a particular highlight, beautifully maintained and enjoying a sought after south facing aspect. With a patio area for outdoor dining, a well kept lawn and established shrubs providing colour and privacy, it offers a wonderful space for relaxing, entertaining and enjoying the warmer months.

The West End of Nailsea is especially popular for its balance of community feel and accessibility, offering a lifestyle that combines peaceful surroundings with everyday convenience. Nearby countryside walks, local parks and green spaces are ideal for outdoor enthusiasts, while well regarded schools, shops and amenities are all within easy reach. Nailsea also benefits from excellent transport links to Bristol and beyond, making it an appealing choice for commuters seeking a quieter setting without compromising connectivity.

This is a home perfectly suited to those looking for modern comfort, distinctive design and a location that supports both a relaxed and active lifestyle.

### **Accommodation (all measurements approximate)**

#### **GROUND FLOOR**

Front door opens to:

#### **Hallway**

Cupboard for shoes and coats. Stairs to first floor accommodation and opening to:

#### **Kitchen/Diner 20' 9" x 10' 11" (6.32m x 3.32m)**

Such an impressive space with a high vaulted ceiling with beams and two skylights, the kitchen has been beautifully fitted with a comprehensive range of high gloss fronted wall and base units with working surfaces, a stainless steel sink is set into a breakfast bar. Integrated appliances to include dishwasher, double electric oven, four ring gas hob with concealed extractor hood, space for American style fridge/freezer with hot and cold water supply behind, contemporary tiled splashbacks. Wood effect floor flowing through into the dining area with an open aspect looking up to the sitting room. There are two doors, one feature window and a sliding door giving access to the rear garden. French doors open to:



**Conservatory 14'6" x 11'1" max 8'10" min**

A great addition to the property with a set of french doors opening to the impressive south facing garden, tiled floor.

**Bedroom 2 9' 3" x 8' 11" (2.82m x 2.72m)**

Measurements exclude a built in wardrobe with wardrobe heater. Window to front.

**Bedroom 3 9' 2" x 6' 6" (2.79m x 1.98m)**

Measurements exclude a built in wardrobe. Window looking into conservatory.

**Shower Room**

Beautifully fitted with a three piece suite of WC, washhand basin with storage below, shower cubicle with electric shower, partially tiled walls, tiled floor, obscure window, spotlight, chrome ladder radiator.

**Utility Room 8' 2" x 5' 7" (2.49m x 1.70m)**

A very useful room with a work surface with a cupboard below and a sink, with plumbing for washing machine, space for self condensing tumble dryer and further refrigeration. Tiled splashbacks, tiled effect floor.

From the hallway stairs rise and lead to:

**Sitting Room 20'3" max 17'0" min x 14'7"**

A real wow room with a second high vaulted ceiling with beams, a feature window looking out onto North Street, window to rear and an open tread

staircase leading to the mezzanine with three windows overlooking the rear garden and a great retreat for reading a book. Door opens into an:

**Inner Hall**

Useful storage cupboard. And leads to:

**The Master Bedroom 15' 9" x 9' 3" (4.80m x 2.82m)**

A lovely room with a high vaulted ceiling with beams. Measurements exclude built in wardrobes with wardrobe heater. Two windows to front.

**Luxury Bathroom**

Beautifully fitted with a four piece suite of WC with concealed cistern, washhand basin with storage below, bath with hand held shower attachment and a king size shower cubicle with mains shower. Partially tiled walls, tiled effect floor, two windows to rear, built in cupboard for bathroom accessories, and access to the airing cupboard housing the Vaillant gas fired combination boiler.

**OUTSIDE**

From North Street a driveway provides off road parking for two cars and leads to the garage. There is an area of stone chippings with a feature palm and two steps rise giving access to the front door.

**The Garage 16'9" x 13'6" max 8'10" min**

With sliding door, power and light and door to rear garden.

**Rear Garden**

89 North Street certainly has an impressive rear garden and immediately outside of the property is a patio which will be ideal for bbqs etc. This then rises to an area of level lawn with raised borders consisting of shrubs and perennials. At the rear of the garden there is access to a summerhouse and the garden is bound by solid walls. They also have the advantage of being private and southerly facing. Outside water tap.







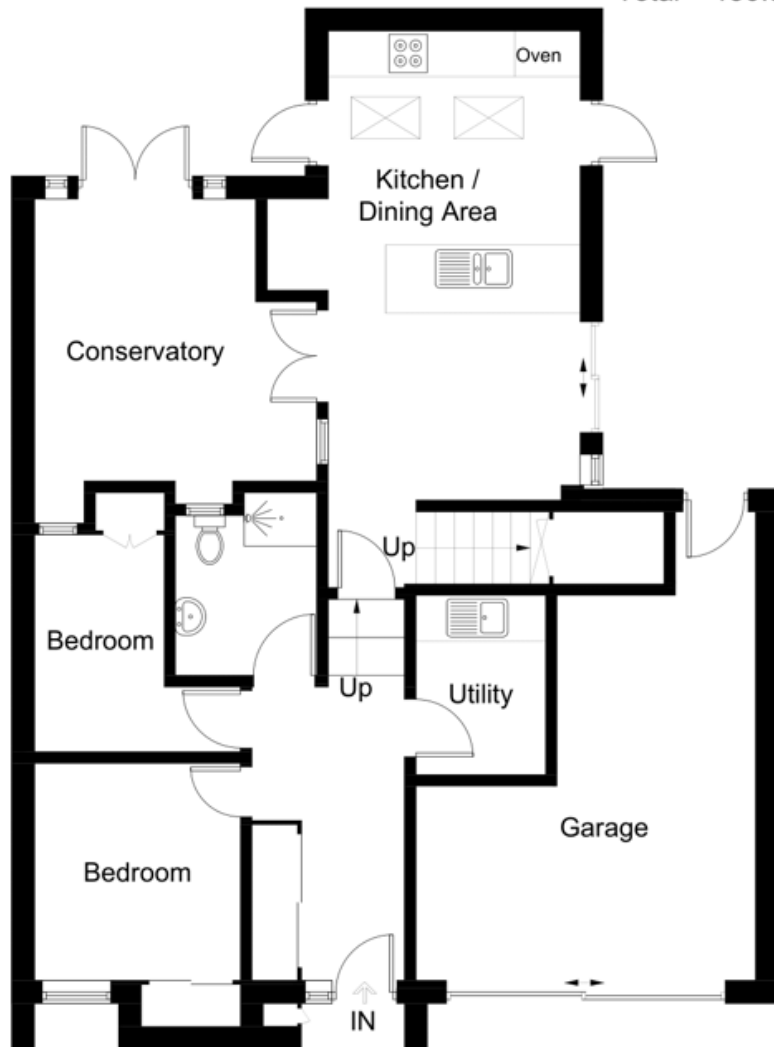
# 89 North Street

Approximate Gross Internal Area = 136.6 sq m / 1470 sq ft

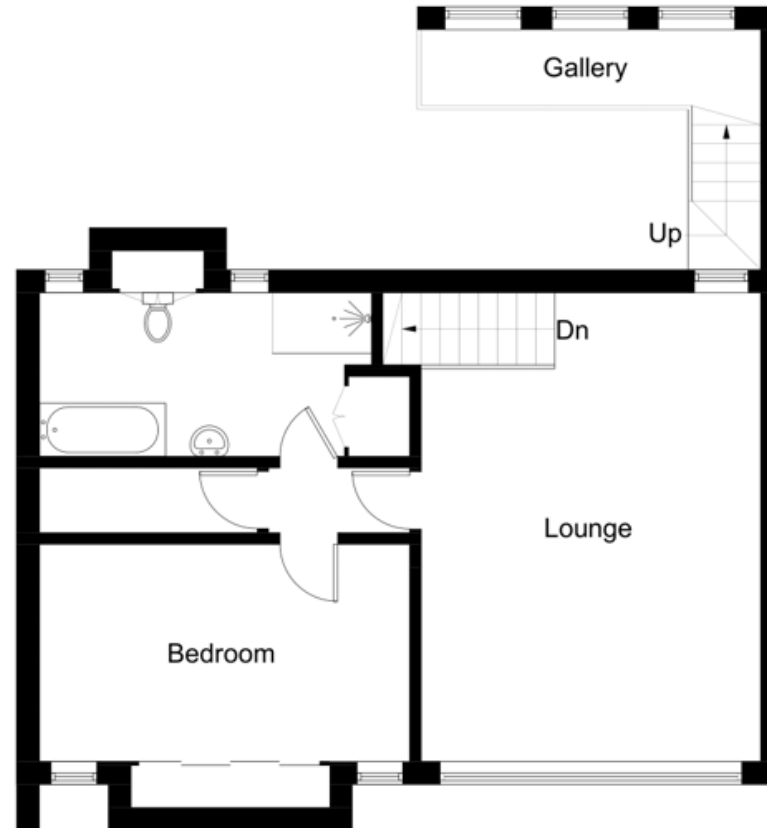
(Excluding Gallery)

Garage = 19.7 sq m / 212 sq ft

Total = 156.3 sq m / 1682 sq ft



Ground Floor



First Floor

For illustrative purposes only. Not to scale. ID947911  
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.  
Floor Plan Produced by EPC Provision



Terrace House



Freehold



3



Garden



2



E



2

EPC D



Gas Central Heating



Garage and Parking





#### Health & Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

#### Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiation. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs have been taken using a wide angle lens.

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