



A beautifully presented energy-efficient
high specification almost new
3 bedroom, 2 bathroom detached
home at Parish Brook, Nailsea.



15 Oxhouse Drive, Nailsea, North Somerset BS48 4BE

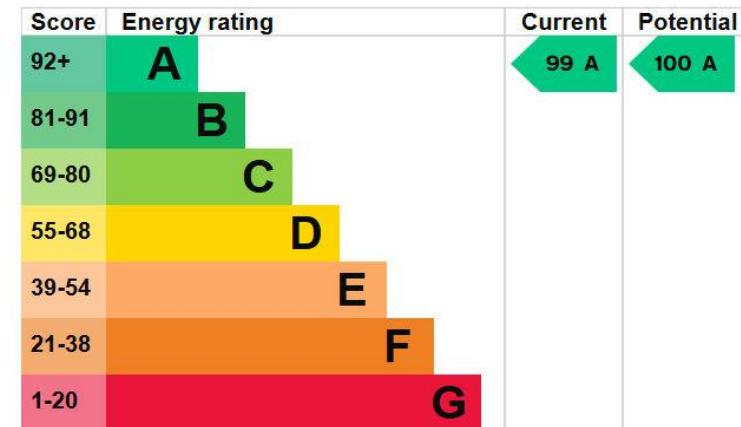
Offers in the region of £429,950 - Freehold

An outstanding, nearly new three-bedroom, two-bathroom detached home of attractive design with a superb enhanced specification, a beautifully landscaped garden, and excellent energy efficiency including solar panels—contributing to low running costs and achieving a maximum A-99 Energy Performance rating.

The property is offered with the balance of a full 10-year NHBC Guarantee and is presented in excellent condition—effectively better than new. High-quality Amtico flooring, an upgraded kitchen and bathrooms with enhanced tiling, and plantation shutters throughout are just some of the features. Further improvements include fitted wardrobes, while the solar panels (not standard on every property in this development) are a major benefit. The house also enjoys a particularly appealing position away from through-traffic, overlooking the pond, with a larger garden and a double-width driveway.

The impressive exterior sets the tone, and the interior does not disappoint. The accommodation flows well from the welcoming entrance hall, which includes a double cloaks cupboard and cloakroom/WC. From here, doors open to a comfortable dual-aspect living room and a full-width kitchen/dining room.

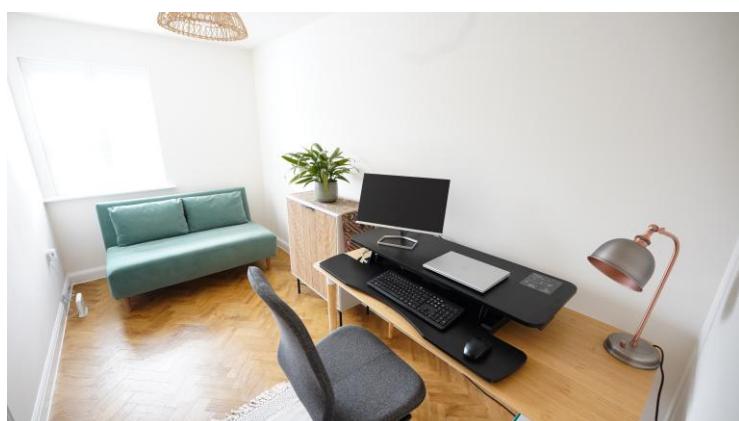
The kitchen has been upgraded to a higher specification than standard, offering a comprehensive range of wall and floor units together with a full suite of integrated appliances. The dining area features a window to the side creating a bright double aspect and French doors open onto the rear patio and garden.



On the first floor, the landing includes a built-in linen cupboard and doors to the well-appointed family bathroom and three bedrooms.

The principal bedroom enjoys views over the pond, includes fitted wardrobes, and benefits from a spacious en suite shower room.

The second bedroom is another comfortable double with fitted wardrobes, while the third bedroom is also generously proportioned.



Outside:

The property occupies one of the larger plots within the Parish Brook development. The front garden is laid to lawn with shrubs and bushes, while a double driveway to the side provides parking for two cars. A side gate leads to the private rear garden, which has been professionally landscaped.

The rear garden features a porcelain tiled patio in a plank effect finish, framed by semi-circular planters and enclosed by screen walling. Shallow slate steps lead up to a gravelled upper section, also enclosed for privacy, creating a delightful setting that enjoys a sunny southerly and westerly aspect.

Energy Performance:

The house has an outstanding EPC rating of A-99. The full Energy Performance Certificate is available on request info@hbe.co.uk

Viewing:

By appointment with the sole agents **HENSONS** Telephone: 01275 810030



The Town:

Nailsea offers a wide range of amenities including cafés and restaurants, large Tesco and Waitrose supermarkets, doctors and dental surgeries, and a pedestrianised shopping centre with both national retailers and smaller independents.

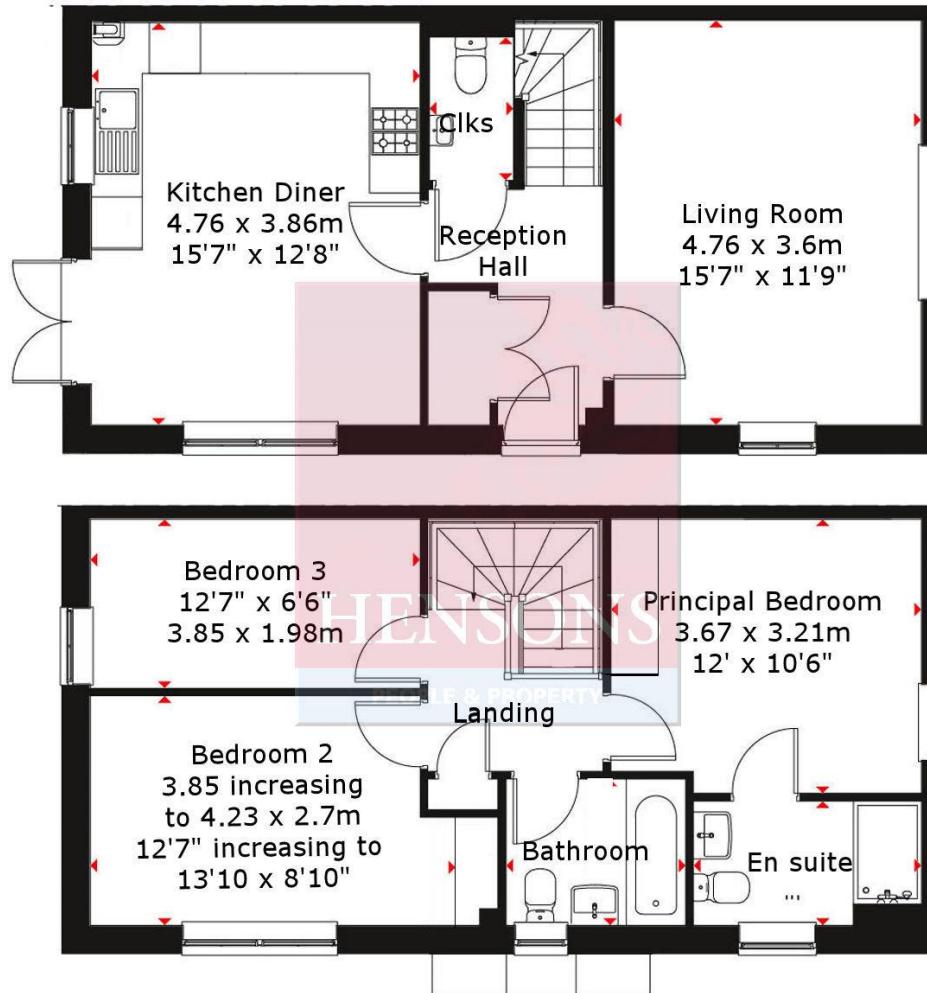
The town enjoys high employment and excellent schools, with Hannah More and The Grove primary schools nearby and Nailsea School in the town centre.

Well placed for commuters, Nailsea lies just 8 miles from Bristol. It has its own mainline railway station and is within 6 miles of Junctions 19 and 20 of the M5. The town is surrounded by attractive North Somerset countryside and benefits from access to the SUSTRANS National Cycle Network, offering good routes to Bristol and beyond.

Services & Outgoings:

Mains water, gas, electricity and drainage are connected. Gas central heating via a high-efficiency combi boiler. Discreet photovoltaic solar panels. Telephone and broadband connections available. High-performance double glazing and excellent insulation standards. Council Tax Band D. A service charge applies to the properties at Parish Brook the amount payable for this house this year will be £216.57 which covers grass cutting of meadow area, removal of leaf debris and insurance for play equipment.

The accommodation extends to 86 Sq.m – 925 Sq.ft



The agent has not tested any apparatus, equipment, fixtures, fittings or services and therefore cannot verify that they are in working order or even connected. A buyer is advised to obtain verification from their solicitor or surveyor. The particulars are provided subject to contract and include floor plans that can only give a general indication of the layout of the property. Aerial photographs are for identification purposes and general guidance only and do not accurately depict boundaries, accuracy is not guaranteed and should not be relied on for any purpose. All measurements are approximate and may be rounded up or down when converted between imperial measurements and metric measurements. All fixtures and fittings are excluded from the sale unless separately included within the 'fixtures and fittings' list that will be provided by the sellers' conveyancer's or solicitors as a sale proceeds. Any reference to planning consent and land areas are only opinion or estimate or, where mentioned based on information provided by the sellers. Where potential for development, improvement or extension is mentioned, no guarantee of a favourable planning consent is given and no detailed exploration of supposed potential has been undertaken unless otherwise expressly stated as having been carried out by Hensons rather than the seller or their architect or town and country planning advisors. For further information about planning consent requirements and possibilities, we recommend that an appointment is arranged to meet with our fully qualified planning consultant (there may be a charge for that service). These draft particulars do not form part of any contract and no warranty is given neither do they form part of any offer made by the agents or the seller. © Hensons