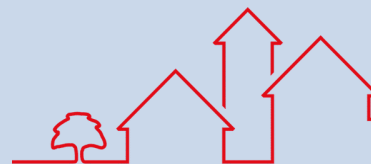




**8 The Uplands, Nailsea**

Guide Price **£480,000**



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Estate Agents & Property Lettings



## 8 The Uplands

### Nailsea, Bristol

This impressive four-bedroom detached bungalow is offered for sale with no onward chain, making it an ideal choice for buyers seeking a smooth and stress-free move. Occupying a generous plot on the south western fringes of town, the property is situated on a highly sought-after road, perfectly placed for convenient access to local bus routes, shops, Holy Trinity Church, the historic Tithe Barn, and scenic parkland and countryside walks.

The bungalow is deceptively spacious throughout, providing ample scope for extension (subject to the necessary planning permissions). The current vendor already holds approved plans to reconfigure the interior, offering further potential for customisation. The accommodation comprises a welcoming entrance hall and cloakroom, a bright sitting room, a formal dining room, and a conservatory that overlooks the garden. The kitchen breakfast room features a range cooker and space for informal dining. There are four well-proportioned bedrooms and a stylish four-piece family bathroom with a separate shower quadrant. Additional benefits include a garage with power connected and an extensive driveway providing ample parking for multiple vehicles.

## 8 The Uplands

Nailsea, Bristol

The outside space is a particular highlight, with the rear garden fully enclosed by timber panel fencing and mature natural hedging, ensuring a secure and private environment. Gated access leads to the front of the property, and the garden itself is predominantly laid to lawn, with pathways and patios.

The garage is accessed via an up and over door to the front, with power connected. The extensive driveway offers off-road parking for several vehicles, further enhancing the practicality of this superb home.

This property presents a rare opportunity to acquire a substantial bungalow in a desirable location, with excellent amenities and countryside on the doorstep. Early viewing is highly recommended.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C



### Reception Hall

Entered via UPVC double glazed door with glazed side panel. Radiator, airing cupboard and loft access. Doors to; Cloakroom, Kitchen/Breakfast Room, Sitting Room, Dining Room, Conservatory, all Bedrooms and family Bathroom.

### Cloakroom

2' 7" x 4' 11" (0.80m x 1.50m)

Fitted with a white suite comprising; Low level W.C and pedestal wash basin. Tiled floor and extractor.

### Sitting Room

13' 9" x 21' 0" (4.20m x 6.40m)

### Kitchen/Breakfast Room

13' 9" x 17' 9" (4.20m x 5.40m)

Fitted with a range of wall and base units with work surfaces over. Inset one and a half bowl sink and drainer with mixer. Rangemaster range cooker and spaces for washing machine and upright fridge/freezer. Radiator and tiled floor. UPVC double glazed window and UPVC double glazed door with glazed side panel to rear.

### Dining Room

9' 6" x 10' 10" (2.90m x 3.30m)

Radiator. UPVC double glazed French doors to Conservatory.

### Conservatory

11' 2" x 10' 6" (3.40m x 3.20m)

Of dwarf wall and UPVC double glazed construction with French doors opening in to the rear garden.

### Bedroom 1

11' 10" x 11' 2" (3.60m x 3.40m)

Built in double wardrobe, laminate flooring and radiator. UPVC double glazed window to rear.

### Bedroom 2

10' 2" x 11' 2" (3.10m x 3.40m)

Built in double wardrobe, laminate flooring and radiator. UPVC double glazed window to front.





### **Bedroom 3**

11' 10" x 7' 10" (3.60m x 2.40m)

Built in double wardrobe, laminate flooring and radiator. UPVC double glazed window to rear.

### **Bedroom 4**

8' 10" x 7' 10" (2.70m x 2.40m)

Laminate flooring and radiator. UPVC double glazed window to rear.

### **Bathroom**

8' 6" x 8' 10" (2.60m x 2.70m)

Rear Garden

Garage

Single Garage

Off street

4 Parking Spaces

### **Nailsea:**

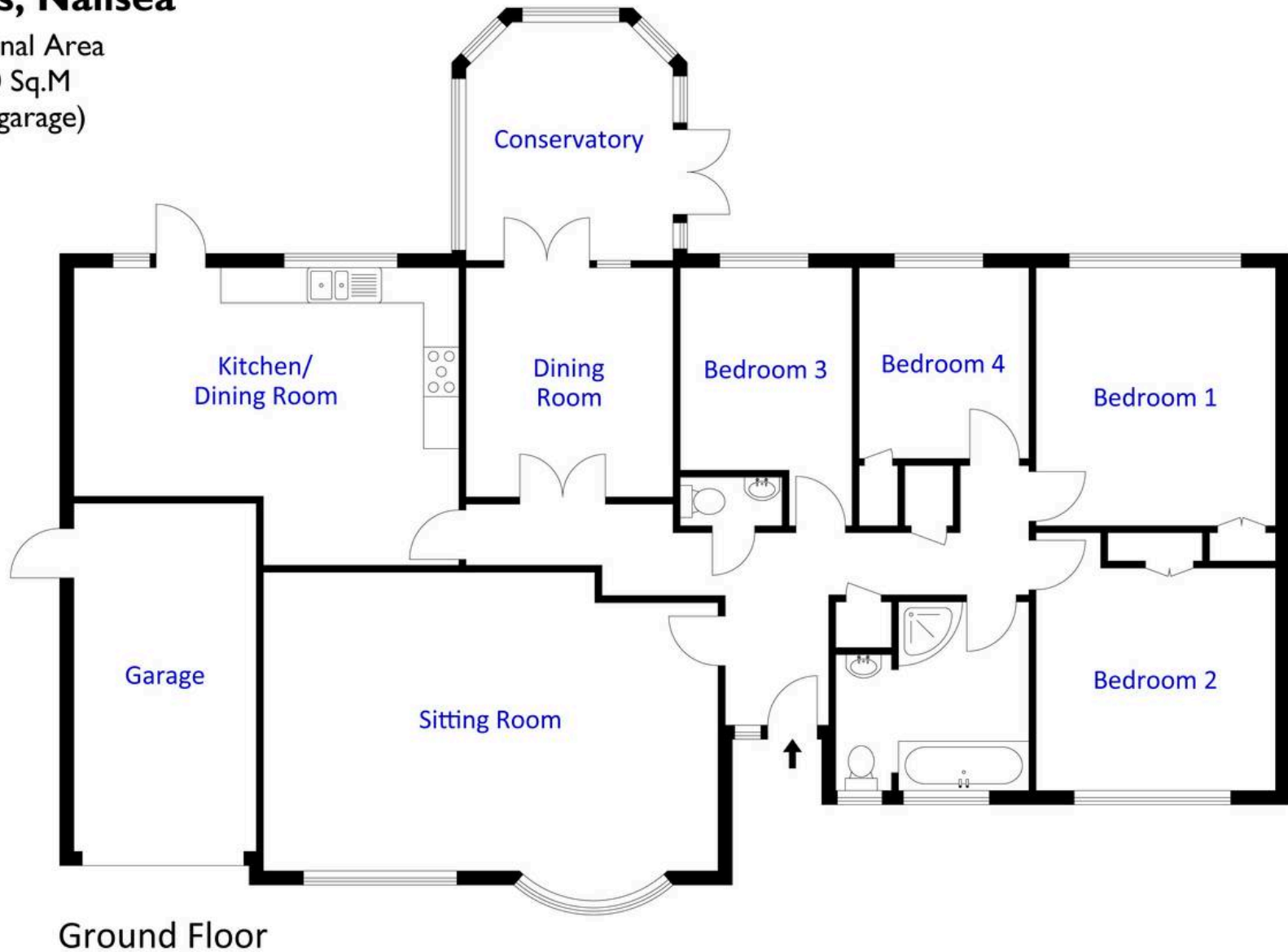
Nailsea is a popular, family-friendly commuter town located 8 miles southwest of Bristol. It offers excellent transport links, including a shared railway station with Backwell, providing direct services to Bristol and London. The town is home to a secondary school with specialist status in Technology and Media Arts, as well as several primary and infant schools, playgroups, and a special needs school, Ravenswood. Nailsea's shopping centre provides a variety of amenities, including banks, cafes, shops, and healthcare services. The town features a diverse range of properties, from charming village cottages to modern executive homes, catering to various preferences and needs.





## 8 The Uplands, Nailsea

Approx. Gross Internal Area  
1571.10 Sq.Ft - 146.0 Sq.M  
(Total area includes garage)



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.

Floor plan produced by Westcountry EPC.



## Parker's Estate Agents

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### IMPORTANT NOTICE

For clarification, we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please contact the office prior to viewing the property.

