Family Bathroom
8'5 x 5'4 (2.57m x 1.63m)



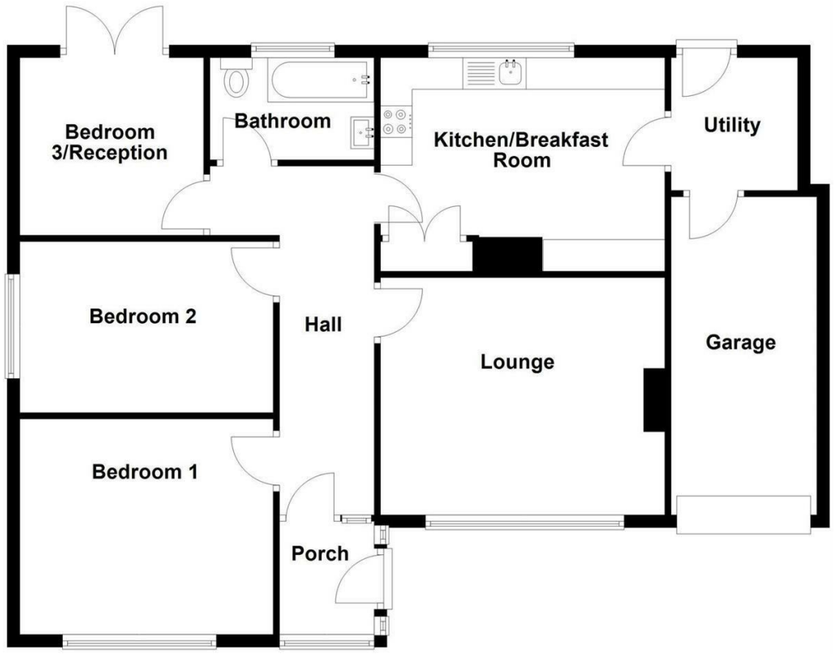
A fabulous Bathroom, fully tiled and fitted with a white suite comprising: Panelled bath with thermostatically controlled shower over. Low level close coupled wc and vanity unit with inset wash hand basin. Ceiling spotlights, radiator and the Two UPVC double glazed obscured windows to the rear.

Rear Garden
A private rear garden which consists of 2 main area. A generous raised patio area along with a lawned area with sleeper rails at the back with a variety of plants, a blossom tree, and shrubs. Fully enclosed by timber panel fencing. To the side of the property there is a dedicated children's play area. Storage shed.

Front Garden
Tarmac driveway providing off road parking for 4 cars. Gravelled area with shrub borders. Outside light. Access to the rear garden via a side gate.

Garage
Accessed via an up and over door. Light and power connected. Pedestrian door.

Ground Floor



11 Heathfield Way, Nailsea

Tenure: Freehold
Floor area: 1070.00 sq ft
Tax Band: D
Local Authority: North Somerset

3 1 1 D

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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£450,000

A fabulous location for this beautifully presented, light and airy 3 Bedroom detached bungalow, perfectly situated, being only a stones throw from the town centre with all its amenities, bus routes and local schools. Superbly updated in recent years by our current sellers, the property now boasts and modern and contemporaty feel throughout, with a stunning Kitchen, re-fitted Bathroom and is ideal for those looking for a property without having to do much DIY. In brief, the UPVC double glazed & gas central heated property briefly comprises: Entrance Porch, Entrance Hall, Lounge, Kitchen/Breakfast Room, Utility Room, 3 Bedrooms and a Shower Room whilst externally there is a lawned rear garden, driveway parking to the front and a garage. EPC rating - D.

Entrance Porch
5'9 x 5'3 (1.75m x 1.60m)



Of UPVC double glazed and dwarf wall construction. Tiled floor. A further UPVC double glazed door leads you into the Entrance Hall.

Entrance Hall



A lovely welcoming T shaped Entrance Hall with doors to all rooms and attractive LVT herringbone flooring which also runs through into the Kitchen/Breakfast Room. Radiator, smoke alarm and programmer for the central heating. Access to the fully insulated and generously boarded loft via a pull-down ladder.

Lounge
14'6 x 11'9 (4.42m x 3.58m)



A light room benefitting from a large UPVC double glazed window to the front. Radiator, ceiling coving, television and Telephone point.

Kitchen
14'6 x 10'4 (4.42m x 3.15m)



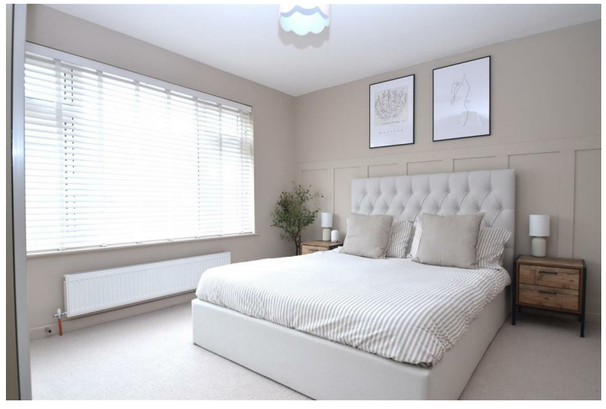
What a stunning room which has been beautifully re-fitted with a range of wall and base units with Quartz worksurfaces over and upstand for splashback. Undermount sink with drainer and mixer tap. Fitted double electric oven with hob and extractor over. Integral dishwasher. Radiator, ceiling spotlights and space for a table. Double cupboard with storage space to one side and other side housing the combination boiler. UPVC window to the rear and door to the Utility.





Utility Room
Space and plumbing for a washing machine and tumble drier. Radiator, kitchen units and window and door to the rear. Door to the garage.

Bedroom 1
12'9 x 11'1 (3.89m x 3.38m)



UPVC double glazed window to the front. Radiator.



Bedroom 2
13 x 8'7 (3.96m x 2.62m)



UPVC double glazed window to the side. Radiator.

Bedroom 3
9'5 x 9'4 (2.87m x 2.84m)



UPVC double glazed door leading to the rear garden. Radiator.