

Rear Garden



An absolutely delightful & private rear garden which measures in the region of 100 ft length and facing south thus benefitting from sunshine all day long. The garden consists of a generous paved patio area which then leads onto the main area which is laid to lawn. Enclosed by timber panel fencing and screen by hedgerow and mature trees. A gate towards the end of the garden then leads you out onto a further area of garden which is where the garden room is situated. There is also outside power, lighting and cold water tap.



Double Garage

Electronic wooden double doors enter you into the property with side pedestrian door. The garage is then accessed via an electric roller door. Light and power connected. UPVC double glazed window and pedestrian door. There is a useful area at the end of the garage accessed via French door which would make an ideal office space.

Approximate Gross Internal Area = 149.9 sq m / 1613 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. (ID632133)

Tenure: Freehold

Floor area: 1613.00 sq ft

Tax Band: E

Local Authority: North Somerset

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Gino's Estate Agents



Daphne Cottage 55 Southfield Road, Nailsea, North Somerset, BS48 1JD

£585,000

An exceptional 3 DOUBLE BEDROOM DETACHED cottage, which boasts a LARGE SOUTH FACING REAR GARDEN in excess of 100 ft in length. This incredibly well presented home, offers light, airy and versatile accommodation and is perfectly situated, only a short walk from the town centre with all its amenities and excellent schools. Boasting 2 Bathrooms, a detached double garage and stunning Kitchen/Dining room, the layout comprises: Entrance Hall, Ground Floor Bathroom, Study/2nd Sitting Room, Living Room, Inner Lobby, Cloakroom and Kitchen/Dining Room. The first floor offer 3 Bedrooms - the master with En Suite whilst externally you will find a detached double garage, driveway parking and a delightful rear garden. EPC rating - D.

Entrance Hall



Entered via a UPVC double glazed with external storm porch. Stairs ascending to the first floor accommodation with understairs storage cupboard. UPVC double glazed window to the front, radiator and alarm panel.

Ground Floor Bathroom



Fully tiled and fitted with a smart white suite comprising: Panelled bath with glass screen and thermostatically controlled shower. Concealed low level wc and wall hung wash hand basin. Ceiling spot lights, heated towel rail and UPVC double glazed window to the side.

Sitting Room/Study

15'2" x 10'4" (4.62m" x 3.15m")



A versatile room which is currently being used as a Study but could also be used as a 2nd Sitting room or 4th Bedroom if required. 2 UPVC double glazed windows to the front with window seats. Feature fireplace, engineered oak flooring, radiator and feature ceiling beams.

Living Room

19'7" x 11'9" (5.97m" x 3.58m")



A light and airy room benefitting from 3 UPVC double glazed windows to the rear all with window seats. Feature stone surround with inset electric fire. 2 radiators, TV point and alcove with storage cupboard below.



Inner Lobby

UPVC double glazed window and door to the rear garden. Attractive tiled flooring which continue through into the Cloakroom. Heated towel rail, ceiling spot light and useful storage cupboard for shoes and coats.

Cloakroom

Fitted with a white suite comprising: Concealed low level wc and wash hand basin with storage cupboard below. Ceiling spot lights, radiator and UPVC double glazed window to the side. Door to a drying room housing the wall mounted combination boiler with space and plumbing for an automatic washing machine and tumble dryer. Chrome heated towel rail.

Kitchen/Dining Room

20'6" x 13'6" (6.25m" x 4.11m")



What a stunning space!! This fantastic addition to the property is now the heart of the property bursting with light and a fabulous outlook onto the rear garden. The Kitchen itself is fitted with a modern range of wall and base units with roll edge worksurfaces and tiling to splashback. Inset one and a half sink with drainer and mixer tap. Fitted double electric oven with hob with extractor over. Integral fridge freezer and dishwasher. Ceiling spot lights, underfloor heating and UPVC double glazed window & French doors to the rear garden.



First Floor Landing

UPVC double glazed window to the front on the half landing.

Main Bedroom

18'9" x 11'9" max (5.72m" x 3.58m" max)



A lovely sized room with pleasant outlook onto the rear garden via 2 UPVC double glazed windows with window seats. Range of fitted wardrobes. Radiator. Door to the En Suite.

En Suite



Fully tiled and fitted with a white suite comprising: Double sized shower quadrant with thermostatically controlled shower. Low level close coupled wc and pedestal wash hand basin. Ceiling spot lights, extractor fan and heated towel rail.

Bedroom 2

15'4" x 10'5" (4.67m" x 3.18m")



2 UPVC double glazed windows to the front with window seats. Radiator. Storage cupboard.

Bedroom 3



UPVC double glazed windows to the side and rear. Rear. Range of storage cupboards.