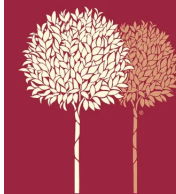




Westway, Nailsea
£515,000



debbie fortune
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Bedrooms: 5

Bathrooms: 2

Receptions: 2

This well balanced family home offers light and airy accommodation in a super convenient position in Nailsea. Set back from the road by a pretty lawned front garden and mature hedge, the property enjoys excellent privacy, there is ample off street parking to the front of the house and space to fit a motorhome/caravan to the side, and there is also a useful shed/lock up to the front garden.

Entering the property to the side of the house, there is an entrance hallway with stairs rising to the first floor along with an inner hallway, which could be utilised as a home office, along with a handy ground floor shower room. To the front of the house, enjoying a delightful southerly aspect is the spacious sitting room, a lovely dual aspect room with a feature fireplace and large picture window. To the rear of the house is another generously proportioned room, the kitchen/dining room, this 'L' shaped room looks out over the beautifully tendered rear garden and features a well arranged kitchen area plus plenty of space for a family sized dining table or soft seating area. The kitchen is fitted with a good range of attractive wall and base units in a traditional shaker style with a roll edged work top over, there is provision for a fridge/freezer, gas oven and dishwasher as well as plumbing for a washing machine and a fantastic walk in larder. To the side of the kitchen a door leads to a handy porch and a footpath leading to the front and rear of the house.

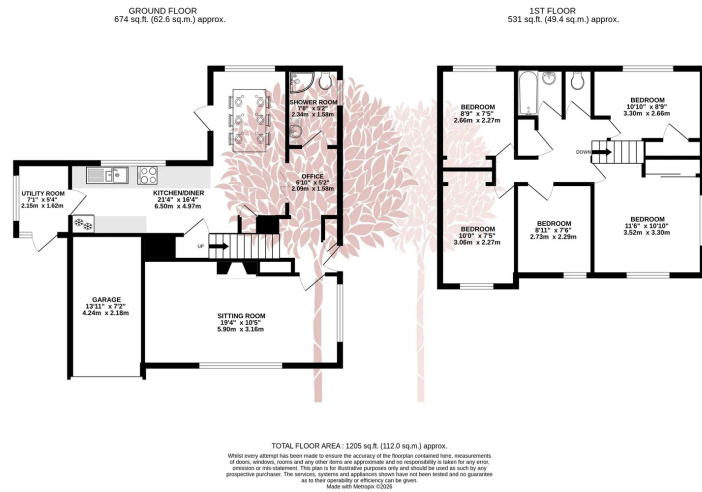


Moving onto the first floor are five bedrooms and the family bathroom, situated off a good sized landing with an airing cupboard. The first floor has been sympathetically extended in the past to create plenty of bedrooms for a growing family; three of the bedrooms are good doubles whilst the remaining two are generous singles, perfect for younger children or indeed a home office. The bathroom and WC are separate, adding a degree of convenience but could be combined easily if desired. There is a good size partly-boarded loft, and wardrobes or hanging recesses to most rooms.

Outside, there is a delightful rear garden that offers great privacy and enjoys a good amount of sun, and there is a recently installed decked area, perfect for family barbecues and al-fresco dining, along with a lovely lawn that stretches down to a mature planted flower bed and garden shed. To the side of the garden are neat fenced panels as well as raised borders housing a number of fruit bushes and herbs.

What we love about this property... the wonderfully balanced, light-filled accommodation, perfectly suited to family life, with a spacious dual-aspect sitting room, a sociable kitchen/dining space overlooking the garden, ample parking including room for a motorhome, and a private, sun-soaked garden ideal for relaxed outdoor living.





Situation: Nailsea is a suburban town of North Somerset, approximately 8 miles (13 km) southwest of Bristol. The town was an industrial centre based on coal mining in the 16th century and glass manufacture from 1788, which have now been replaced by service industries. The surrounding North Somerset Levels has wildlife habitats and Bucklands Pool/Backwell Lake is a Local Nature Reserve. The well populated town centre includes two major supermarkets, high street banks, coffee shops and a leisure centre. Nailsea is close to the M5 motorway (junction 20) and Bristol International Airport at Lulsgate is 7 miles (11 km) away by road. The airport serves both domestic and international routes, and is one of EasyJet's hub airports. Secondary education is provided by Nailsea School (rebuilt as an Academy in 2009), and primary education by St Francis School, Grove School, Kingshill School and Golden Valley. Churches include the 14th-century Holy Trinity Church and Christ Church, which was built in 1843.



Directions: Heading to the property from the centre of town on Clevedon Road B3130 take the first left-hand turning into Westway. Then take the second turning on the left (Westway) and number 50 will be found on the right-hand side. What3Words: ///labels.term.king

Material Information: The property operates on gas central heating. Council tax band: D EPC rating: D