



15 St. Austell Close, Nailsea

Guide Price £465,000



15 St. Austell Close

Nailsea, Bristol

Beautifully presented throughout, this link-detached home is tucked away within a cul-de-sac in the Trendlewood development

The entrance hall is larger than you might expect, with plenty of space for coats and shoes, a useful storage cupboard and a downstairs WC. To the front of the property, the lounge is a bright and comfortable room, with a large picture window overlooking the front garden.

To the rear, the kitchen/dining room is a real focal point of the home and a space that works brilliantly for day-to-day family life. The dining area sits just off the kitchen, creating a natural space for family meals and entertaining. Large doors open directly onto the garden, making it easy to enjoy the outdoor space during the warmer months





Flexible Living Space

A generous utility room provides valuable additional storage and workspace, helping to keep the practical side of day-to-day life out of sight.

The original garage has been adapted to create additional flexibility, whilst still retaining a useful storage area to the front with access via the original garage door.

Together, the dining room and kitchen create a layout that works particularly well for everyday family life, balancing open and separate spaces depending on the occasion.



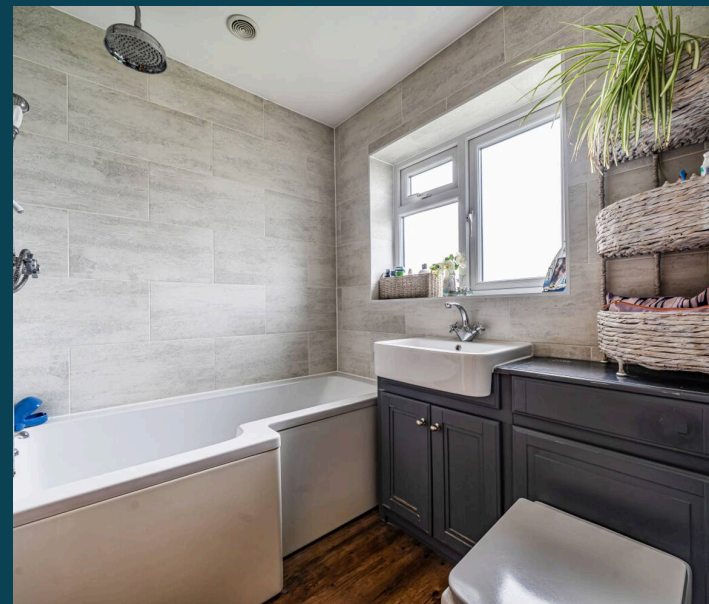


Space For The Whole Family

Upstairs, the bright landing enjoys plenty of natural light from a side window, creating a welcoming first impression.

The principal bedroom is a comfortable double and benefits from built-in storage, while the remaining bedrooms are well-suited to children, guests or those working from home.

Completing the first floor is a contemporary family bathroom, finished in modern tones and fitted with a bath and shower over, vanity unit and useful storage.



South-West Facing Garden

Outside, the rear garden has been thoughtfully landscaped and is clearly designed to be enjoyed. A decked seating area sits directly behind the house and benefits from a retractable awning, providing welcome shade during the warmer months, while well-stocked sleeper borders frame the lawn.

To the far end of the garden, a further patio and water feature create a lovely spot to sit and enjoy the afternoon and evening sun. The garden also benefits from rear access and a good degree of privacy.

From morning coffee on the decking to long summer evenings in the sun, this is a garden that can be enjoyed throughout the day.





Life In Trendlewood

Trendlewood remains one of Nailsea's most sought-after residential areas, particularly with families. One of the things that makes it so appealing is the balance between convenience and access to the outdoors. Countryside walks, open fields and a network of footpaths can all be found nearby, while local shops, supermarkets and leisure facilities are within easy reach.

Families are particularly well served, with highly regarded schools available in both Nailsea and neighbouring Backwell. Nailsea & Backwell railway station is also within easy reach, providing direct links to Bristol, Bath and beyond, making the area a popular choice for commuters.

Material Information

Council Tax band: D

Tenure: Freehold

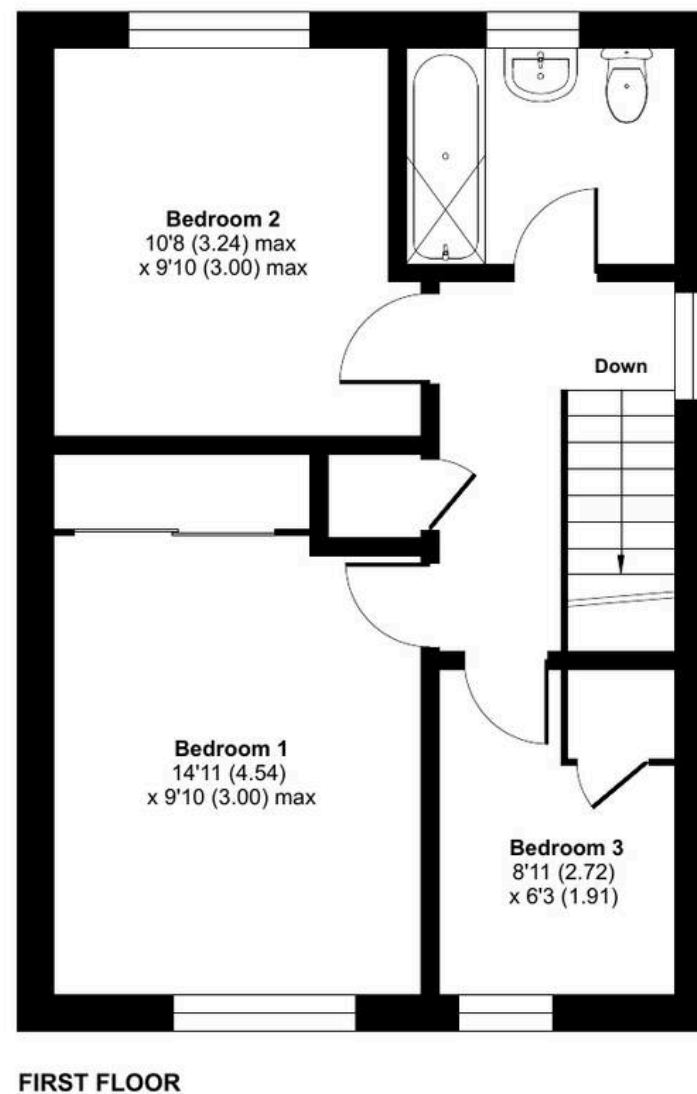
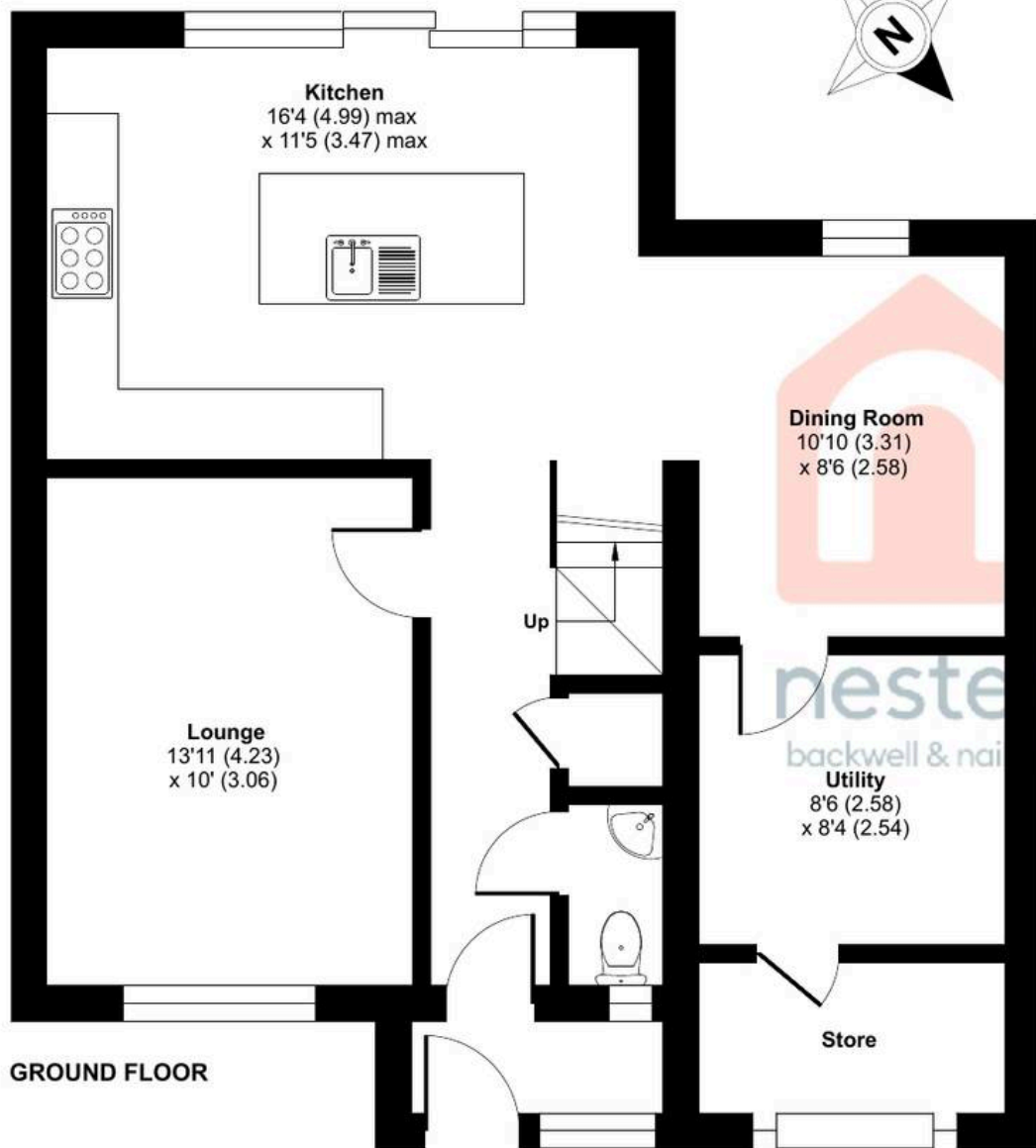
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

15 St. Austell Close, Nailsea, Bristol, BS48

Approximate Area = 1127 sq ft / 104.7 sq m

For identification only - Not to scale





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