32 Fosse Way, Nailsea, North Somerset, BS48 2BG

£425,000

Steven Smith

This charming four bedroom detached home on Fosse Way in Nailsea offers a perfect blend of modern convenience and versatile living, presenting a wonderful opportunity to embrace a vibrant North Somerset lifestyle with the added benefit of no onward chain. From the moment you arrive, the property welcomes you with its attractive facade and prime position.

Stepping inside, the ground floor is designed for both relaxed family living and effortless entertaining. The heart of the home is a spacious lounge diner, where natural light streams through French doors that open directly onto the rear garden, seamlessly connecting your indoor and outdoor spaces. Adjoining this is a beautifully updated kitchen breakfast room, featuring contemporary shaker style cabinetry, warm wood effect worktops, and an integrated oven, making it an inviting space for morning coffee or casual family meals. A highly versatile ground floor room functions perfectly as either a fourth bedroom or a dedicated home study, ideally situated next to a convenient downstairs shower room.

Upstairs, the sense of space continues with three well proportioned double bedrooms that offer peaceful retreats at the end of the day. A family bathroom serves the first floor, accompanied by a practical, separate WC. Outside, the property boasts a private, low maintenance rear garden that combines a lush lawn with a circular paved patio, ideal for alfresco dining and summer barbecues. Tucked safely within the brick walled boundary is a detached garage, complemented by two dedicated parking spaces situated right to the side.

Located in the highly sought after town of Nailsea, this home places you in a fantastic community renowned for its excellent local schooling and bustling town centre, which features a variety of independent shops, cafes, and supermarkets. The property is ideally positioned for outdoor enthusiasts who will love the surrounding North Somerset countryside, while commuters will appreciate the superb transport links, including regular bus routes, nearby cladding edge train links from Nailsea & Backwell station and easy access straight into Bristol city centre.

Accommodation (all measurements approximate)

GROUND FLOOR
Front door opens to:

Hallway
Stairs to first floor, space understairs for shoes etc.

Lounge/Diner 22'0" x 12'8" max 11'4" min
A light and airy room with a window and a set of french doors opening to the rear garden. Feature fireplace.

Kitchen/Breakfast Room 18'0" x 10'6" max 7'7" min
Measurements include the airing cupboard housing the Baxi gas fired combination boiler. Beautifully fitted with a comprehensive range of wall and base units with butchers block effect work surfaces, stainless steel sink, plumbing for washing machine and dishwasher. Electric oven with four ring electric hob and contemporary extractor hood, space for fridge/freezer, breakfast bar, window to front and second window and door giving access to side. Wood effect floor, spotlights.

Study/Bedroom 4 11' 6" x 7' 8" (3.50m x 2.34m)
Window to front, exposed parquet floor.

Shower Room
Fitted with a three piece white suite of WC, corner sink with storage below, shower cubicle with mains shower, partially tiled walls, wood effect floor, chrome ladder radiator, obscure window.

FIRST FLOOR
Landing. Landing. Access to loft space which is boarded and has loft ladder fitted. A cupboard for bed linen etc.

Bedroom 1 14' 3" x 10' 4" (4.34m x 3.15m)
Measurements exclude a built in cupboard. Window to front.

Bedroom 2 11' 10" x 7' 10" (3.60m x 2.39m)
Measurements exclude a built in cupboard. Window to front.

Bedroom 3 9' 8" x 9' 3" (2.94m x 2.82m)
Measurements exclude a built in wardrobe and a cupboard. Window overlooking the rear garden.

Bathroom
Suite of washhand basin with storage below, bath with hand held shower attachment, partially tiled walls, wood effect floor, obscure window, chrome ladder radiator.

Separate WC
With a white WC, obscure window, wood effect floor.

OUTSIDE
From Fosse Way a pathway leads down and gives access to the front door of number 32. The pathway splits two areas of lawn, to the left hand side of the property a pathway extends down the side where a lockable gate gives access to:

The Rear Garden
The rear garden is laid to lawn with a patio and is bound by a mixture of brick wall and feather-board fencing. There is also a lockable gate giving access to the side and double doors open to:

The Garage 17' 1" x 9' 1" (5.20m x 2.77m)
With up and over door, power and light.

Parking
To the left hand side of the garage number 32 has two allocated parking spaces.

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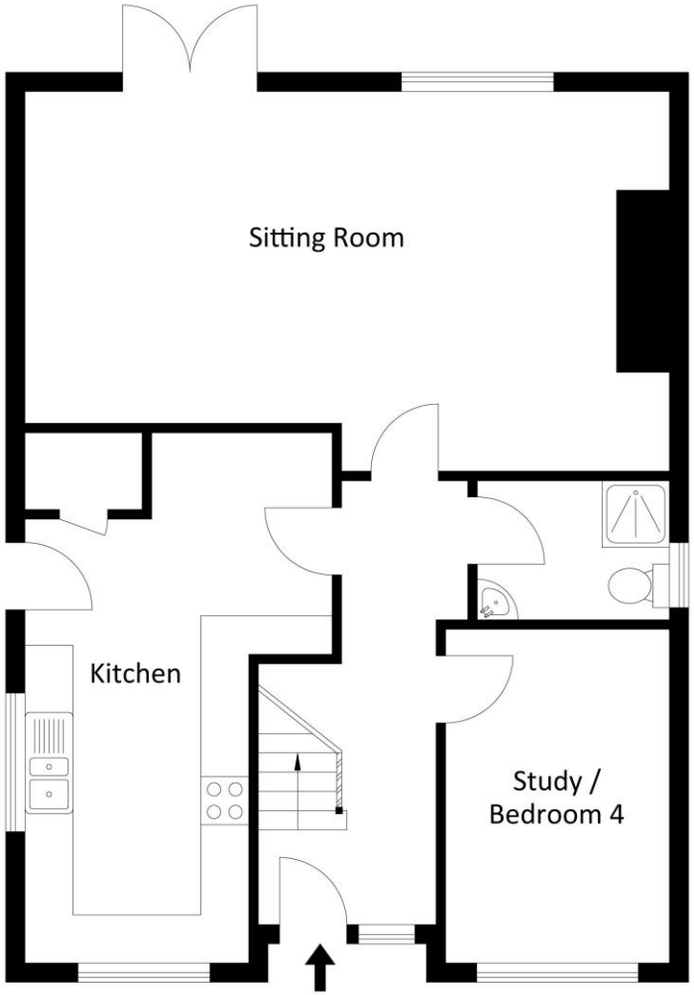
Approx. Area 646.10 Sq.Ft - 60.0 Sq.M



Ground Floor

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.

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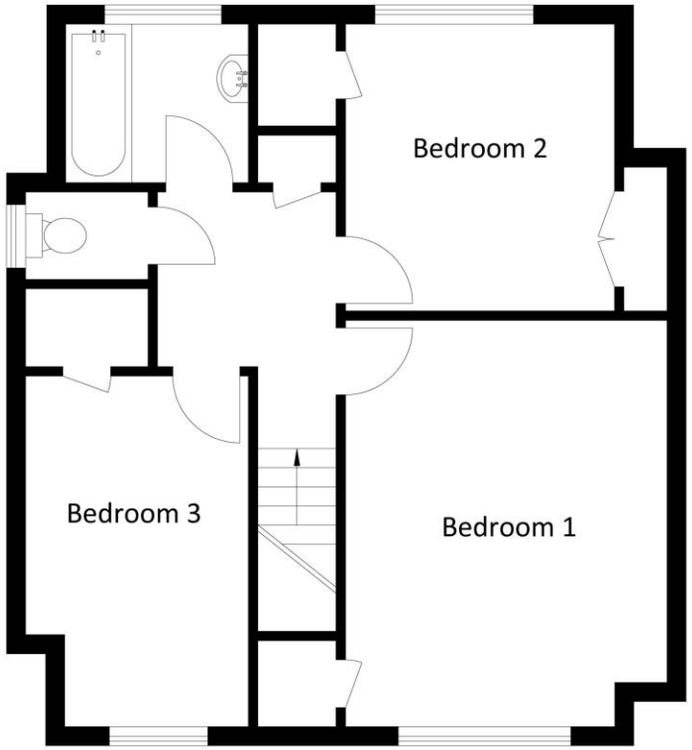
Approx. Area 498.10 Sq.Ft - 46.30 Sq.M



First Floor

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Semi Detached House

Freehold

4

Garden

2

D

1

EPC D

Gas Central Heating

Garage and Parking

Health & Safety Statement
We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.
Please Note
Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiation. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs have been taken using a wide angle lens.

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