

**Family Bathroom**  
8'0" x 7'8" (2.44m x 2.34m")



Fitted with a white suite comprising: Panelled bath with glass screen and electric shower over. Low level close coupled wc and pedestal wash hand basin. Radiator, extractor fan and UPVC double glazed window to the side.

**Rear Garden**



Fully enclosed by timber panel fencing, this private rear gardens consists of a patio area leading onto a level lawn established shrubs and hedges. Cold water tap, outside lighting and summerhouse. There is side access to the front of the property on both side and on one side there is space for a good sized shed.

**Front Garden**

Block paved driveway providing off-road parking for 3/4 cars. There is also a further area of lawn to the side.

**Garage**

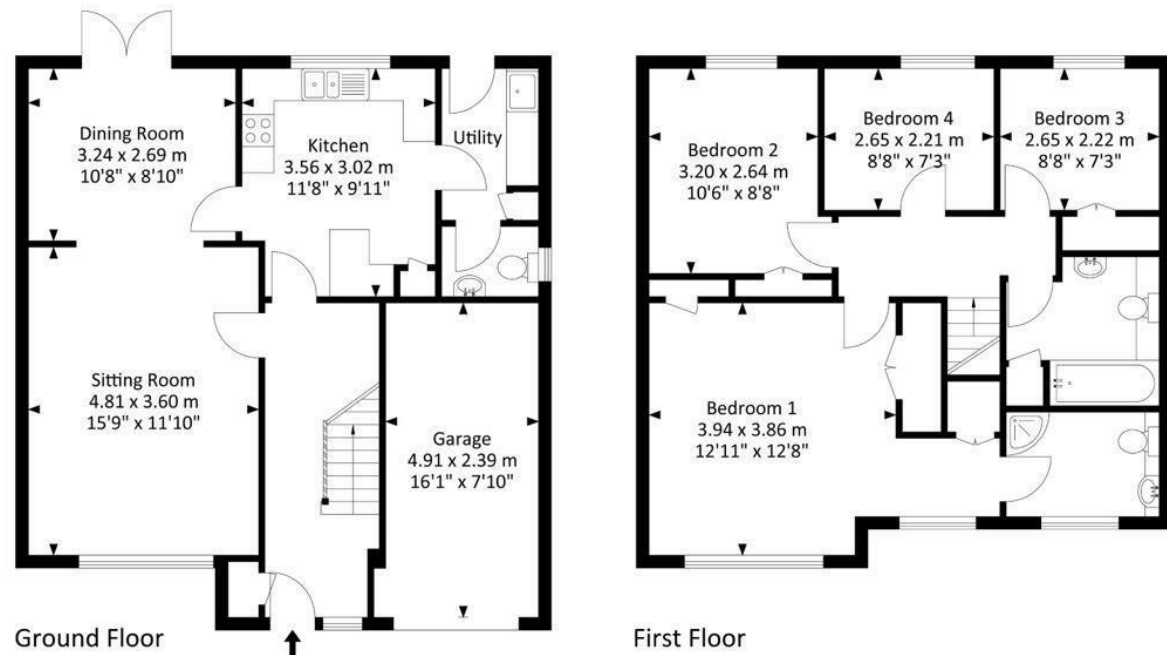
16'1" x 7'10" (4.90m x 2.39m")  
Accessed via an up and over door. Light and power connected.

**Cleeve Place,  
Nailsea BS48 2UF**

Approx. Gross Internal Area  
1198.0 Sq.Ft - 111.30 Sq.M

Garage  
129.10 Sq.Ft - 12.0 Sq.M

Total Area  
1327.10 Sq.Ft - 123.30 Sq.M



**Tenure:** Freehold  
**Floor area:** 1198.00 sq ft  
**Tax Band:** E



**Local Authority:** North Somerset

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**Gino's Estate Agents**



**48 Cleeve Place, Nailsea, BS48 2UF**

**£535,000**

A perfect setting for this 4 Bedroom detached family home, built in 1998 by a local builder to Tarmac Homes 'Dartford' design of the late 1980s, situated in this highly desired cul de sac in the most sought after part of the Trendlewood area of the town, that offers well designed and spacious accommodation. Ideally placed, just a short walk to the excellent schools, wide open areas of parkland and a pretty woodland walk through Nowhere Wood, Cleeve Place is still within easy reach of all amenities but closer still to picturesque open countryside on the edge of the town. In brief, the UPVC double glazed and gas central heated property briefly comprises: Entrance Hall, Lounge, Dining Room, Kitchen, Utility Room & Cloakroom. On the first floor there are 4 Bedrooms - 2 of which are doubles and 2 Bathrooms whilst externally you have driveway parking for 3/4 cars, an integral garage and rear garden. EPC rating - C.

**Ginos Estate Agents**  
6 Ryves Vale, Tickenham, BS21 6FZ  
T. 01275 540 176 | sales@ginosproperties.co.uk  
ginosproperties.co.uk



### Welcoming Entrance Hall



A spacious Entrance Hall, entered via a UPVC double glazed door with glazed side panels. Stairs ascending to the first floor accommodation with storage cupboard beneath. Radiator with cover, ceiling coving, LVT flooring and additional storage cupboard.. Doors to most of the ground floor rooms.

### Lounge

15'9" x 11'10" (4.80m" x 3.61m")



UPVC double glazed window to the front. Feature fireplace with coal effect gas fire. Radiator, TV point, ceiling coving and opening to the Dining Room.



### Dining Room

10'8" x 8'10" (3.25m" x 2.69m")



UPVC double glazed French doors to the rear garden. Radiator, ceiling coving and door to the Kitchen.

### Kitchen

11'8" x 9'11" (3.56m" x 3.02m")



Fitted with a range of wall and base units with roll edge worksurfaces and tiling to splashback. Inset one and a half stainless steel sink with drainer and mixer tap. Fitted double electric oven with 4 ring gas hob and extractor over. Integrated upright fridge freezer and dishwasher. Radiator, ceiling spotlights, breakfast bar area and UPVC double glazed window to the rear. Door to the Utility Room.



### Utility Room

7'3" x 5'0" (2.21m" x 1.52m")



Fitted with a range of wall and base units matching those in the Kitchen, with inset sink. Space and plumbing for an automatic washing machine and tumble dryer. Concealed wall mounted boiler which serves the central heating and domestic hot water. Radiator, ceiling coving, door to the Cloakroom and UPVC double glazed door to the rear garden.

### Cloakroom

Fitted with a white suite comprising: Low level close coupled wc and vanity unit with inset wash hand basin. Radiator, extractor fan and UPVC double glazed window to the side.

### First Floor Landing

Doors to all Bedrooms and Bathroom. Access to the loft. Ceiling coving.

### Main Bedroom

12'11" x 12'8" (3.94m" x 3.86m")



A lovely sized room with a range of built in cupboards providing generous storage space. UPVC double glazed windows to the front. 2x radiator, ceiling coving and door to the En Suite.



### En Suite Shower Room

8'0" x 5'3" (2.44m" x 1.60m")



Fitted with a white suite comprising: Tiled shower quadrant with electric shower over. Concealed low level close coupled wc and pedestal wash hand basin. Radiator, extractor fan and UPVC double glazed window to the front.

### Bedroom 2

10'6" x 8'8" (3.20m" x 2.64m")



UPVC double glazed windows to the rear. Radiator, ceiling coving and TV point. Built in double wardrobe.

### Bedroom 3

8'8" x 7'3" (2.64m" x 2.21m")



UPVC double glazed windows to the rear. Radiator, ceiling coving and built in double wardrobe.

### Bedroom 4

8'8" x 7'3" (2.64m" x 2.21m")

UPVC double glazed windows to the rear. Radiator and ceiling coving