



Avening Close - adjoining picturesque parkland

Nailsea - Offers in the Region of £474,950





A fine detached bungalow in an even finer position and available without any onward chain delays.

Occupying a particularly appealing south-facing position within one of Trendlewood's most desirable cul-de-sac settings and one of Nailsea's aspired-to addresses for bungalow buyers. This superb detached three-bedroom bungalow presents well and enjoys a rare combination of comfort, privacy and outlook. The close itself is made up exclusively of high-quality bungalows, and this property is especially well-placed adjoining a picturesque sweep of parkland and the nearby croquet lawn.

Originally built around 1980 by a respected local developer, the bungalow has been carefully maintained and refreshed in recent years. The decor is neutral, and the carpets are new, while the bathroom has been updated in recent years. The elevations are traditionally finished with a sharp render beneath a tiled, felted and insulated roof, while later upgrades have included replacement double-glazed windows, an updated central heating system with a Worcester combi boiler, together with replacement uPVC fascias and soffits.

The accommodation is well balanced and notably comfortable, with a welcoming entrance hall leading into a spacious living room set to the front of the property.



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This lovely room enjoys a more open outlook with a deep bow window drawing in natural light and creating added depth to the room. Glazed double doors open through to the dining room, creating an easy flow for day-to-day living and entertaining. However, if you prefer a more open-plan layout, one or two of the neighbours have opened the wall between the kitchen and dining room to create a large double-aspect open-plan kitchen diner with, again, an outlook to the front.

The kitchen was redesigned a few years ago and offers a range of fitted wall and floor cupboards and ample work surfaces, while from here, a double-glazed door opens to the wide pathway at the side that accesses the front and rear gardens.

An inner hall serves the bedroom accommodation and includes useful built-in storage, an airing cupboard, and access to the insulated loft. The principal bedroom is a bright and very spacious large double room arranged to enjoy a charming outlook to the rear. The second bedroom also enjoys an outlook to the rear and is again very comfortably proportioned, while the third bedroom provides a further double bedroom space or an attractive study or TV room – snug if required.

The bathroom has a classic white suite and with a bath, basin and space enough for a shower enclosure if required. There is also a separate cloakroom, adding further practicality to the layout. A ventilation and heat recovery system has also been installed, helping to circulate cooler air during the summer months and contributing to the overall efficiency of the home.

Outside

The gardens are an important part of the property's appeal. To the front, the approach is level, while a long tarmac driveway provides parking for several cars and leads to a detached garage with power and light.

To the rear, the garden is an absolute delight: level, private and well-established with lawned areas, a patio, decorative trees and shrubs, quality fencing and a mature greenhouse in one corner. Mature hedges provide excellent screening, with pretty swathes of parkland and the Croquet Club beyond.





The location is both peaceful and convenient. The town centre is under a mile away and offers a comprehensive range of amenities, while regular bus services run nearby from Trendlewood Way. Nailsea is well placed for access to Bristol and the wider region, with good road links to the city, junctions 19 and 20 of the M5 both within easy reach, and mainline rail services available from nearby Nailsea & Backwell station.

Services

Mains water, electricity and drainage are connected. Full gas fired central heating through radiators. An active air circulation system. High speed Broadband services are available. Full uPVC double glazing. The bungalow has a council tax band rating of E.

Energy Performance

The house has been rated for energy performance at D-62, above the average for England and Wales. The full certificate is available on request by email.

Construction

The property is traditionally constructed.

The Town

The position of the bungalow is not only quiet and attractive but also tremendously convenient, part of the reason the properties here in Avening Close are so sought after.

The town centre, good schools, parkland and open countryside are all within easy reach, and the station in the neighbouring village of Backwell is barely more than a 5-minute walk away.

Viewing

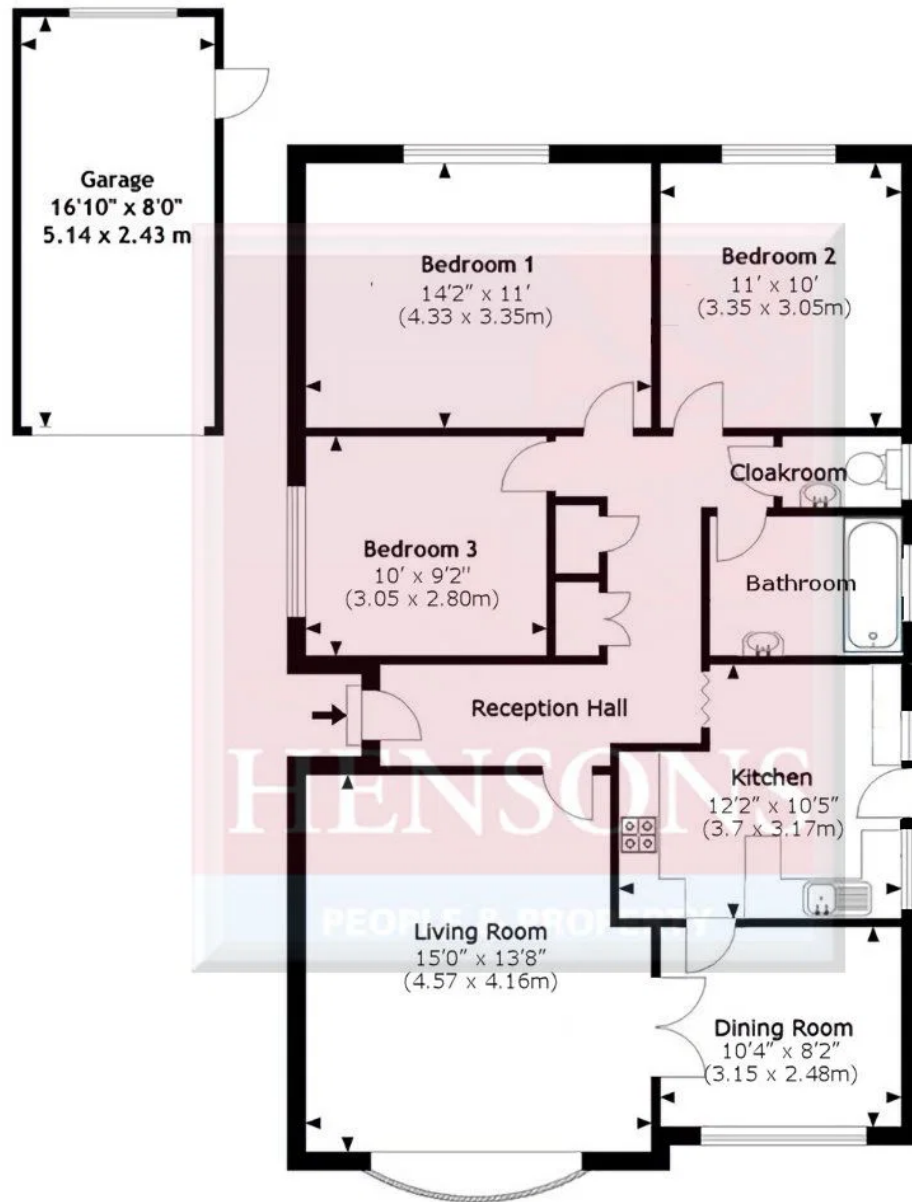
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