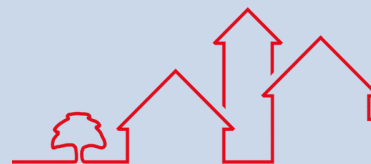




22 Sedgemoor Close, Nailsea
£510,000



Parker's

Estate Agents & Property Lettings



22 Sedgemoor Close

Nailsea, Bristol

Offered for sale with no onward chain, this much loved four bedroom detached family home is nestled within a highly sought after cul de sac, rarely available in this desirable and neighbourly location. Perfectly placed for families, the property is within easy reach of well regarded local schools, shops, parkland, and public transport links, including the mainline station at Backwell. The Tithe Barn, with its various classes and activities, The Grove Sports Centre, the cricket ground, and the picturesque Backwell Nature Reserve are all conveniently nearby. The well proportioned accommodation features a welcoming reception hall with built in storage and cloakroom. A sitting room, dining room and conservatory, provide flexible living spaces, alongside a thoughtfully designed kitchen/breakfast room and useful rear lobby offer. Upstairs, the principal bedroom benefits from built in wardrobes and an en suite shower room, while three further bedrooms are served by a modern family bathroom

The property has an impressive frontage and driveway that leads to the attached garage. The west facing rear garden offers a high degree of privacy and enjoys afternoon and evening sun. This attractive home combines spacious, flexible interiors with well maintained gardens and excellent local amenities, making it a rare opportunity in this sought after setting.

22 Sedgemoor Close

Nailsea, Bristol

NAILSEA:

A historic town in North Somerset that blends history, modern amenities, and natural beauty. Nestled in picturesque countryside, it offers rural tranquillity with easy access to urban conveniences. The bustling town centre features shops, supermarkets, and local businesses, alongside a mix of historic and contemporary architecture. Nature lovers can enjoy parks, gardens, and nearby reserves, with Ashton Court and Tyntesfield House just a short drive away. Nailsea has excellent transport links by bus, road, and train, along with good schools and community events, making it a great place for families and visitors alike.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



Storm Porch

Overhead light. Wooden door with stain glass panel opening into reception hall.

Reception Hall

Stairs to first floor accommodation with useful storage cupboard below. Radiator and built in double cupboard, ideal for coats. Doors to Cloakroom, Sitting Room, Dining Room and Kitchen/Breakfast Room.

Cloakroom

Fitted with a suite comprising W.C and wall mounted basin. Radiator and UPVC double glazed window to front.

Sitting Room

19' 6" x 11' 3" (5.94m x 3.43m)

Feature brick built fireplace with wooden mantle and inset living flame, coal effect fire basket. Two radiators, UPVC double glazed walk in bay window to front along a second UPVC double glazed window to the front, allowing an abundance of natural light.

Dining Room

8' 1" x 8' 0" (2.46m x 2.44m)

Radiator. Opening to Conservatory.

Conservatory

12' 3" x 8' 0" (3.73m x 2.44m)

Of dwarf wall and UPVC double glazed construction with French doors opening into the rear garden. Wall lights and wood flooring. Fitted ceiling fan and ample power points.

Kitchen/Breakfast Room

15' 0" x 8' 3" (4.57m x 2.51m)

fitted with a range of wall and base units with complementary work surfaces and tiled splash backs. Inset stainless steel one and a half bowl sink and drainer with mixer tap. Built in electric oven and hob with concealed extractor over. Integrated fridge and spaces for washing machine and dishwasher. Cupboard housing 'Glowworm' boiler. Radiator and tiled floor. Two UPVC double glazed windows overlooking the rear garden. Door to Rear Lobby.

Rear Lobby

7' 6" x 4' 6" (2.29m x 1.37m)

Fitted work surface and space for an upright fridge/freezer. UPVC double glazed window and door to rear garden.





Principal Bedroom

11' 5" x 8' 2" (3.48m x 2.49m)

A range of fitted wardrobes. Radiator and UPVC double glazed window to front. Door to En Suite Shower Room.

En Suite Shower Room

Tiled and fitted with a suite comprising; shower cubicle with thermostatic, mains fed shower, pedestal wash basin and low level W.C. Heated towel rail and shaver points. Velux window to side.

Bedroom 2

11' 5" x 9' 3" (3.48m x 2.82m)

Radiator and UPVC double glazed window to rear.

Bedroom 3

10' 5" x 8' 4" (3.18m x 2.54m)

Radiator UPVC double glazed window to front.

Bedroom 4

8' 9" x 8' 4" (2.67m x 2.54m)

Radiator. Walk in cupboard with access to eaves storage. UPVC double glazed window to rear.

Front Garden

Enclosed by natural hedging, the deep frontage is predominantly laid to lawn and planted with mature shrubs, perennials and two specimen trees. Tarmac driveway to garage and paved path to the property.

Rear Garden

Fully enclosed by timber panel fencing and brick wall with gated access to the front. This garden enjoys an good deal of privacy and a west facing aspect. It is predominantly laid to paved patio and lawn with deep mature borders. Outside light.

Driveway

3 Parking Spaces. Tarmac driveway leading to garage.

Single Garage

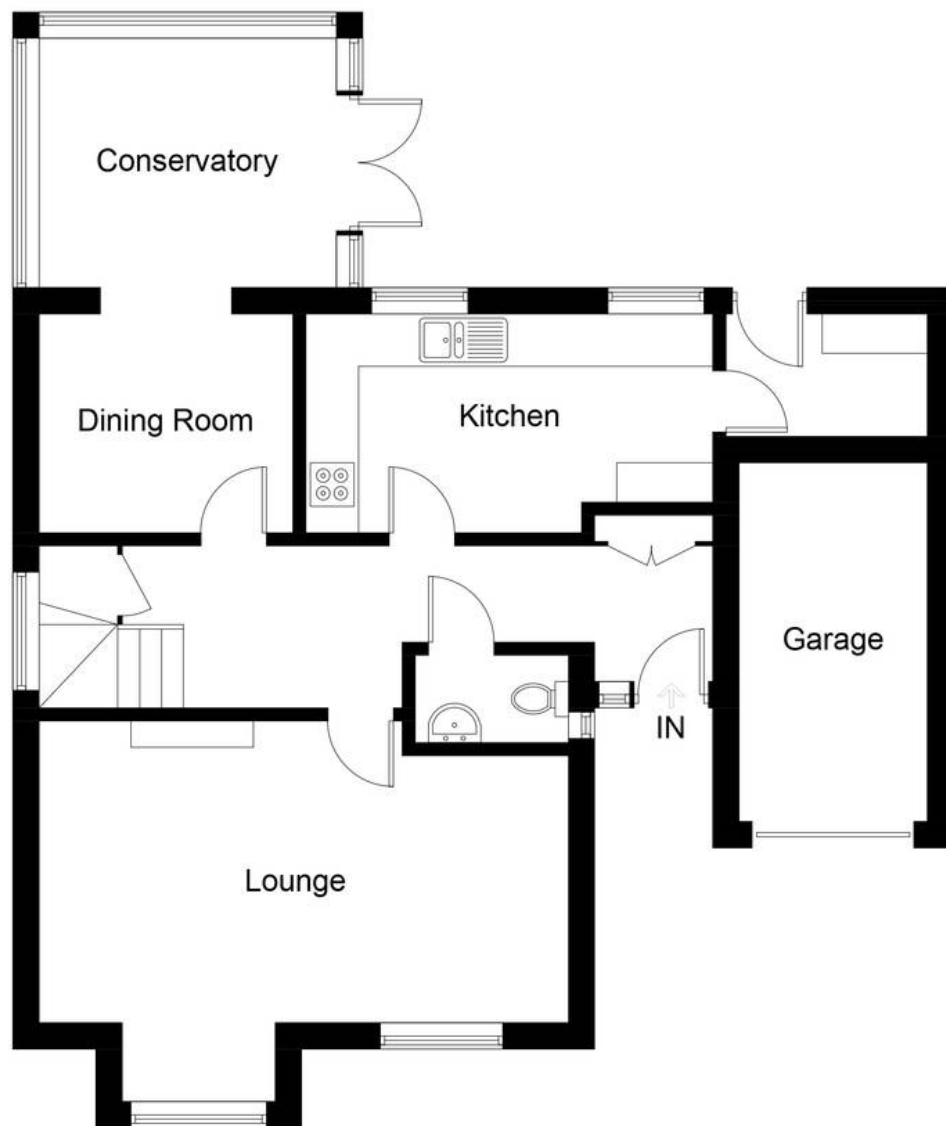
Up and over door to front. Power connected.



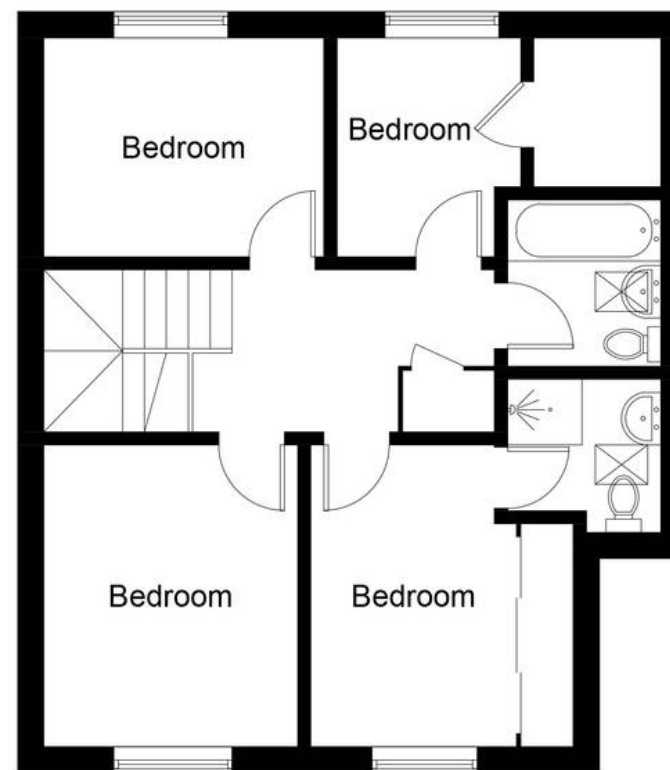


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Approximate Gross Internal Area = 126.8 sq m / 1365 sq ft
(Excluding Garage)



Ground Floor



First Floor

For illustrative purposes only. Not to scale. ID1252889
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.
Floor Plan Produced by EPC Provision



Parker's Estate Agents

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IMPORTANT NOTICE

For clarification, we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please contact the office prior to viewing the property.

