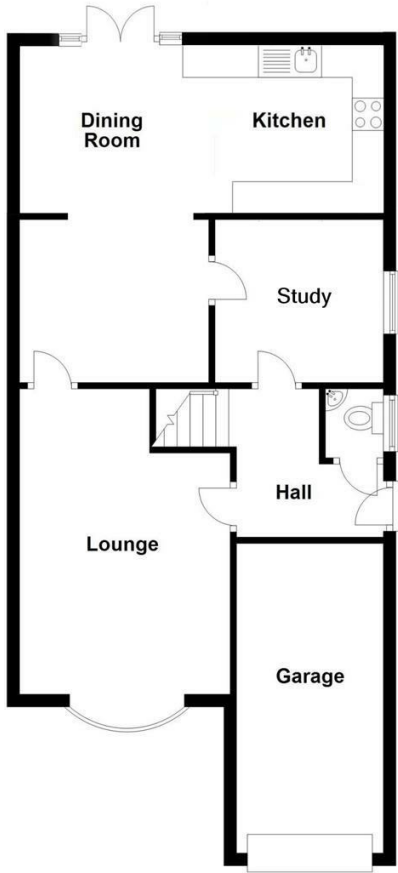


Rear Garden

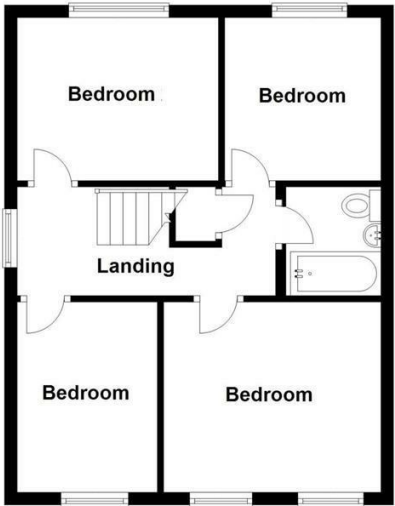


South facing and fully enclosed by timber panel fencing, this easily manageable rear garden consists of an attractive paved patio area with dwarf walling with steps up leading onto an area of lawn. Timber shed. Side access.

Ground Floor



First Floor



Tenure: Freehold
Floor area: 1108.69 sq ft
Tax Band: D

Local Authority: North Somerset

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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23 Beech Drive, Nailsea, North Somerset, BS48 1QA

£475,000

A 4 Bedroom detached family home, located in this sought after cul de sac, close to the excellent local schools and town centre. The property has been extended in recent years and now offers well laid out, light and airy accommodation along with a south facing rear garden and a fabulous Kitchen/Dining Room. In brief, the UPVC double glazed and gas central heated property comprises: Entrance Hall, Cloakroom, Lounge, Office, Snug and Kitchen/Dining. On the first floor there are 4 Bedrooms along with a Family Bathroom whilst externally there are low maintenance gardens to the front and rear along with a garage and driveway parking. EPC rating - D.

Entrance Hall



Entered via a UPVC double glazed door. Stairs rising to first floor accommodation. Doors leading to the Cloakroom, Study and Lounge. Radiator.

Cloakroom

Fitted with a white suite comprising; Low level clos coupled wc and pedestal wash hand basin. Radiator. UPVC double glazed window to the side.

Lounge

16'0" x 10'11" (4.88m x 3.35m)



UPVC double glazed window to the front. 2 radiator's, TV point and door into the Snug Area.

Snug Area



A multi purpose room which would make an ideal Playroom. Radiator. Opening to the Kitchen/Dining Room.

Study



UPVC double glazed window to the side. Radiator.

Kitchen/Dining Room



Recently fitted with a beautiful range of wall and base units with square edge work surfaces and upstand for splashback. Inset stainless steel sink with drainer and mixer tap. Fitted double electric oven, hob and extractor over. Space and plumbing for an upright fridge freezer, dishwasher and washing machine. Ceiling spotlights, Velux Windows and UPVC double glazed French doors & window to the rear.



Landing

UPVC double glazed window to the side. Access to all first floor rooms. Built in storage cupboard.

Bedroom 1

12'7" x 10'0" (3.86m x 3.07m)



Two UPVC double glazed windows to the front. Radiator.

Bedroom 2

10'7" x 8'9" (3.25m x 2.69m)



UPVC double glazed window to the rear. Radiator.

Bedroom 3

10'0" x 6'2" (3.07m x 1.90m)



UPVC double glazed window to the front. Radiator.

Bedroom 4

8'2" x 7'6" (2.49m x 2.31m)



UPVC Double glazed window to the rear. Radiator.

Family Bathroom



Fitted with a three piece suite comprising; Panelled bath with electric shower over. Concealed low level wc and wash hand basin with storage below. Radiator. UPVC double glazed window to the side.