



39 SILVER STREET,  
NAILSEA, BS48 2AA

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**GOODMAN  
& LILLEY**







# 39 SILVER STREET

## NAILSEA BS48 2AA

# GUIDE PRICE

## £775,000

Enjoying a prime corner plot position within close proximity of Nailsea town centre, this bespoke executive family home offers deceptively spacious and beautifully presented accommodation. Built in 1999 and thoughtfully updated by the current owners, the property benefits from brand new UPVC windows throughout and is ideally suited to modern family living. Well regarded local schools, excellent transport links and everyday amenities are all within easy reach. The accommodation includes a stunning contemporary kitchen, versatile reception spaces, four well-proportioned bedrooms, landscaped private gardens, an enclosed driveway, double garage and EV charging point.

### Location

The property is conveniently located within easy walking distance of Nailsea town centre, with its range of independent shops, cafes, supermarkets and everyday services. Regular public transport links serve the town, and Nailsea & Backwell railway station—providing direct services towards Bristol and beyond—is a short journey away, making it ideal for commuters.

Residents benefit from a strong community feel whilst enjoying close access to well-regarded local schools, parks and recreational facilities. The surrounding area is characterised by a mix of charming period properties and well-maintained modern homes, with Silver Street itself offering a quieter setting yet remaining exceptionally well connected.

Overall, Silver Street presents a highly sought-after residential address, combining historic appeal with practical town centre living and excellent transport links to Bristol, the M5 motorway and Bristol Airport.

### Summary

A bright and welcoming reception hall provides access to the principal ground floor rooms, immediately conveying a sense of space and light. The hall features practical under-stairs storage and elegant flooring, leading to a Cloakroom, a generously sized Study with a bay window ideal for working from home, and an elegant Sitting Room. The sitting room is enhanced by a contemporary living-flame gas fire and a walk-in

bay window, creating a warm and inviting focal point. Glazed double doors open into the dining room, which flows seamlessly into the garden Room, complete with underfloor heating and French doors opening onto the rear garden, perfectly combining indoor and outdoor living.

The Kitchen/breakfast Room forms the heart of this family home and has been thoughtfully designed to combine style with functionality. It is fitted with a stunning contemporary range of wall and base units with Quartz work surfaces, a central island with built-in sockets, and a suite of integrated appliances including an electric oven, grill/microwave, hob, extractor, and dishwasher. Natural light floods in through two Velux skylights and a rear-facing window, while underfloor heating ensures a comfortable and practical space for everyday family life. A well-appointed Utility Room with matching units and inset stainless steel sink provides additional storage and practicality, along with convenient internal access to the Double Garage.

To the first floor, a bright and airy galleried landing leads to four well-proportioned bedrooms and two bathrooms, offering a flexible layout for family living. The Principal Bedroom benefits from built-in wardrobes and a stylish En Suite Shower Room, fully tiled and fitted with a large walk-in rainfall shower, vanity units, and a heated towel rail. Bedrooms two, three, and four are all generously sized, with several enjoying rear aspects with far-reaching hillside views, while a modern Family Bathroom completes the first-floor accommodation.

The property has been fully reglazed by the current owners, with brand new UPVC windows throughout, enhancing both energy efficiency and the aesthetic appeal of the home.

Outside, the home is complemented by attractively landscaped gardens to both the front and rear. The rear garden is fully enclosed, private, and newly landscaped, featuring a large L-shaped patio, level lawn, and outside electrical sockets and tap—perfect for entertaining, relaxing, or family play. The front garden has been thoughtfully landscaped with oak sleepers, chippings, planted borders, and a paved seating area, giving excellent kerb appeal and a welcoming entrance.

Secured electric gates to the rear open to an enclosed block-paved driveway provides ample off-road parking leading to the double garage, which is fitted with electric roller doors, power supply, EV charging point, and direct internal access, offering both convenience and practicality for modern living.

This exceptional family home combines contemporary comfort with many recent additions including new double glazing, soffits, guttering and fascias externally, versatile living space, and an enviable location, making it a rare opportunity for modern family living in Nailsea. Book your viewing without delay!

### Additional Information

Tenure: Freehold

Services Connected: Mains Water, Electric, Oil & Private Drainage.

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: F

EPC: D

Distance to Nailsea Railway station-1.7miles  
Distance to Bristol City Centre- 8 miles  
Distance to M5 Junction 20- 5 miles

The property is ideally located for families, with a number of well-regarded schools within walking distance or a short drive:

Nailsea School (Secondary & Sixth Form) – approx. 0.5–0.7 miles  
Kingshill Church School (Primary) – approx. 500–700 yards  
Hannah More Infant School & Grove Junior School – approx. 0.5–0.7 miles  
Backwell School (Secondary) – under 2 miles  
Golden Valley Primary School and St Francis Catholic Primary School – within 1–1.7 miles

All viewings strictly by appointment with the agent Goodman & Lilley (Clevedon branch) - 01275 403660



- Immaculate detached four bedroom family home
- Viewing highly recommended
- Complete onward chain
- Close proximity to excellent local schools
- Private landscaped gardens, driveway & double garage
- Brand new UPVC windows & EV charging point
- Prime corner plot close to town centre
- Downstairs cloakroom WC & utility room





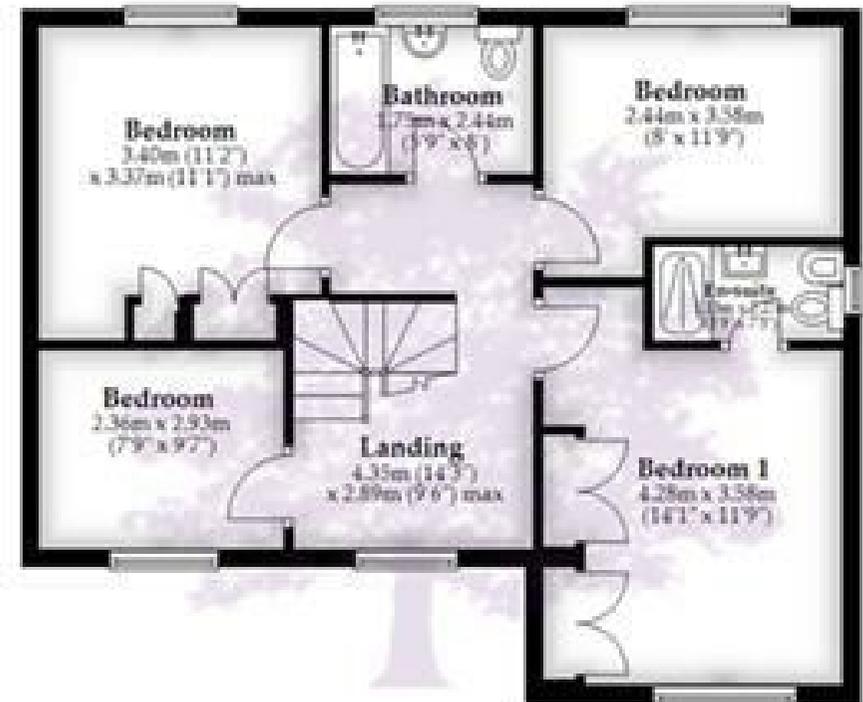
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### Ground Floor



### First Floor



## HENLEAZE

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## PORTISHEAD

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## SHIREHAMPTON

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## LETTINGS

lettings@goodmanlilley.co.uk

01275 299 010

0117 213 0101

## LAND & NEW HOMES

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