GOODMAN & LILLEY

8 SHIPHAM CLOSE

NAILSEA
BS48 4YB

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£650,000
ASKING
PRICE

- Sought After Perrings Cul de Sac Location
- Driveway & Enclosed Gardens
- Solar Panels, 11.8 kw Batteries & EV Charging Point
- Detached Executive Home
- Double Garage & Workshop
- Complete Onward Chain

SUMMARY

Occupying a prime position within a Perrings cul-de-sac, this superb executive detached residence stands on a generous plot and is perfectly placed for easy access to the town centre, well-regarded local schools, open green spaces, and the mainline railway station at Backwell. Offered to the market for the first time in thirty years, this exceptionally well-maintained family home combines traditional quality with impressive modern efficiency, featuring an installed solar panel system, 11.8kW battery storage, and a dedicated EV charging point.

Arranged across two light-filled floors, the spacious and beautifully proportioned accommodation opens with a welcoming entrance porch leading into a central reception hall with a cloakroom and a dedicated study. The ground floor provides a practical and sociable layout, comprising a kitchen/breakfast room with integrated appliances, a formal dining room, and an expansive sitting room that flows seamlessly into an adjoining conservatory overlooking the grounds.

The first floor continues to impress, anchored by a substantial principal bedroom suite complete with fitted furniture and a spacious four-piece en-suite bathroom. Three further double bedrooms, all equipped with built-in wardrobes, are served by a modern family bathroom.

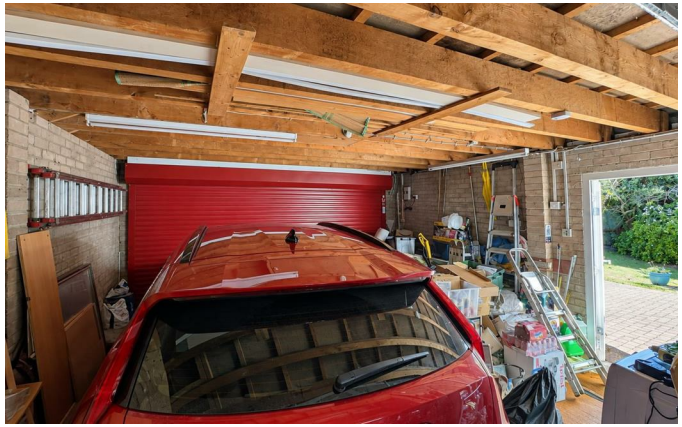
Extensively updated and meticulously maintained throughout, this individual executive home presents an ideal opportunity for buyers seeking a straightforward move, as the current owners have an onward end of chain identified.

LOCATION

Shipham Close is situated within one of Nailsea's most highly regarded residential pockets, renowned for its quiet, family-friendly environment and welcoming community feel. This sought-after setting is ideally positioned to enjoy the very best of local living, combining peaceful cul-de-sac surroundings with exceptional everyday convenience.Families are particularly drawn to the area due to its close proximity to well-regarded primary and secondary schooling, alongside a wealth of surrounding green spaces, local parks, and scenic countryside walks. The vibrant town centre is just a short distance away, offering a comprehensive array of independent shops, supermarkets, cafés, and essential health and leisure amenities.Commuters will appreciate the excellent transport links serving the area. Regular bus services provide swift connections into Bristol city centre and surrounding towns, while nearby Nailsea & Backwell train station offers direct rail links to Bristol Temple Meads, London Paddington, and the West Country. Convenient road access to the M5 motorway further reinforces this location as a superb base for both daily travel and peaceful home life.

ADDITIONAL INFORMATION

Tenure; Freehold
Council Tax band : F (North Somerset council
EPC; C (Valid until February 2036)
Services; Mains gas, electric, water & drainage
Owned Solar Panels, 11.8 kw Batteries & EV Charging Point



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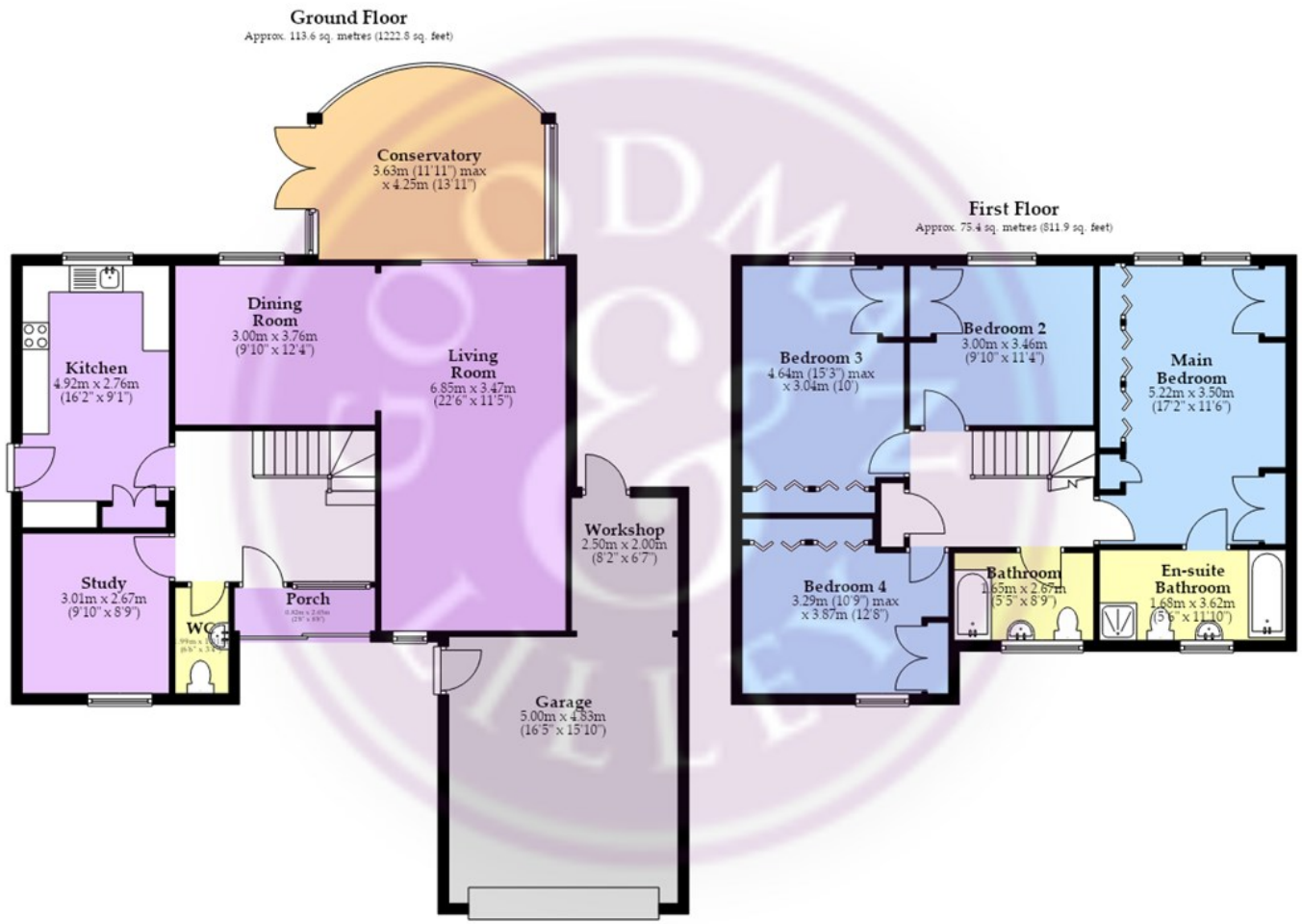

Total area: approx. 189.0 sq. metres (2034.7 sq. feet)

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.
Plan produced using PlanUp.

FLOORPLAN

FOR GUIDANCE ONLY, NOT TO SCALE AND NOT TO BE RELIED UPON AS A STATEMENT OF FACT.

TOTAL SQUARE FOOTAGE
2034.00 SQ FT

COUNCIL TAX BAND : F

RECEPTION ROOM : 2

BEDROOMS: 4

BATHROOMS : 2

FREEHOLD

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01275 403 660

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