



A cherished four-bedroom, three-reception-room detached family home of comfortable proportions, enjoying a more open outlook to the front with views towards the hillsides of Tickenham and Cadbury Camp. Available for the first time since 1982, this impressive house occupies a prominent yet level position within an established and always sought-after residential area of Nailsea.



101 Nightingale Gardens, Nailsea, North Somerset, BS48 2BN

Offers in the region of £445,000 – Freehold

The setting is particularly appealing: away from areas of newer development, yet well placed for everyday amenities including Kingshill School, nearby parkland, the town centre and a network of broad, well-lit footpaths that make access both easy and convenient. Open countryside walks are also close at hand.

It is little surprise that the present owners have enjoyed this house for almost 45 years, only now choosing to downsize after their family has grown up and left the nest. During their ownership, the property has been successfully enlarged and improved, creating a highly practical and flexible layout. This includes three reception rooms, with a generous semi-open-plan kitchen–diner–family room spanning the rear of the house, alongside an excellent study, ideal for working from home, homework, hobbies or gaming. A useful utility room is arranged off the kitchen, and a modern cloakroom complements the original spacious living room.

The house and its location have clearly been treasured, and the property is now ready for its next chapter. The current owners are able to offer the house with no onward chain delays, having already found their next home within the development through Hensons, allowing for a smooth and easy move, subject to contract.



The sheltered front door opens into a welcoming reception hall, with access to both the family room and the study.

The living room extends across the full width of the front of the house and is bathed in natural light from two large windows, with a feature fireplace providing a focal point. An inner hall links the living room to the dining room and incorporates a cloakroom to one side, along with a half-return staircase rising to the first floor via a stairwell with a picture window. Additional storage is provided beneath the stairs.

Opening onto the rear patio and garden is the spacious dining / family room, light and airy and very much a defining feature of houses built by this multiple award-winning developer.



The kitchen is fitted with a comprehensive range of wall and base units and benefits from a large, almost wall-to-wall uPVC double-glazed window overlooking the rear garden. A door leads through to the tremendously useful utility room, which in turn provides external access to the side of the house and the garden. Cupboard space throughout the kitchen and utility room is extensive, with ample work surfaces and stainless-steel sinks in both rooms. A high-efficiency, regularly serviced combi boiler, installed just over four years ago, is discreetly concealed within a kitchen cupboard.

Upstairs, a part-galleried landing provides access to four well-proportioned bedrooms and the refurbished family bathroom, fitted with a classic white suite. The accommodation includes two double bedrooms and two generous single bedrooms, one of which has a built-in wardrobe. The bathroom is bright and



airy, fully tiled, and further benefits from a built-in linen storage cupboard.

Outside: The care and attention given to the house is equally evident in the gardens. The front garden is enclosed by a low, slow-growing hedge, with the house set back comfortably from the road, which itself lies well away from busy through-traffic routes.

The rear garden is fully enclosed, private and level, with a central lawn and two paved patio areas, all framed by well-established, easily maintained trees and shrubs that provide colour and interest throughout the year. A gate leads to the driveway at the side, which provides parking and access to the **garage**, fitted with a metal up-and-over door, light and power, and a personnel door opening directly into the garden.



Images of ground floor study, three of the four bedrooms and the family bathroom – see more online at www.hbe.co.uk

Services & Outgoings: Mains water, gas, electricity and drainage. Gas central heating with a high efficiency combi boiler. Full uPVC double glazing, some windows are brand new and under long warranty. CIEA registered and approved cavity wall insulation. High-speed broadband and superfast Fibreoptic broadband are available with download speeds up to 1 Gb or better via cable/fibre. Cable TV services are also available. Full property documentation including planning consent for the very well-matched extension.

The living space extends to a sizeable 1,316 Sq.ft (122.3 sq.m)

Council Tax Rating Band D

Photographs:

See more larger images at www.hbe.co.uk

Constructions:

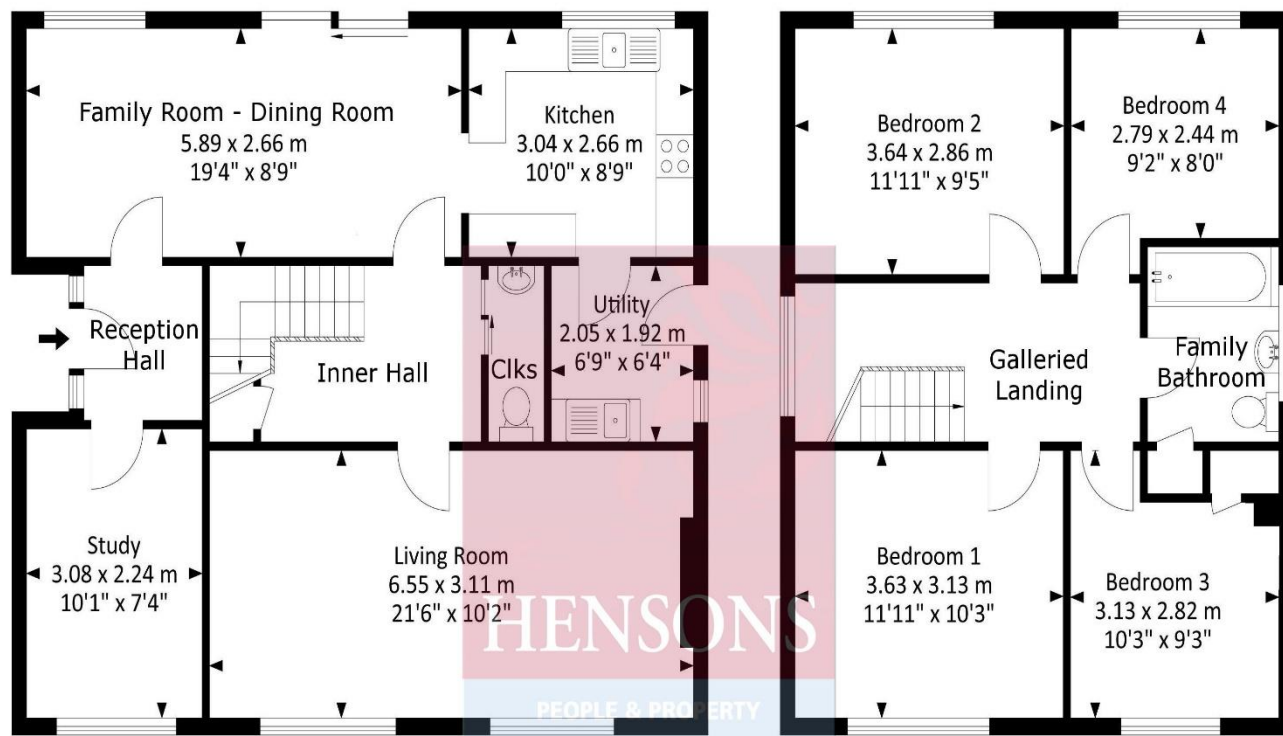
The house is traditionally constructed

Energy Performance:

The property has an energy rating of D-67. Well above the national average. The full certificate is available on request by email to info@hbe.co.uk

VIEWING:

Only by appointment with the Sole Agents:
Hensons - telephone 01275 810030.



Ground Floor

First Floor

Approx. Gross Internal Area
1316.40 Sq.Ft - 122.30 Sq.M

For illustrative purposes only. Not to scale.

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.



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