



33 Southfield Road, Nailsea

Guide Price £475,000

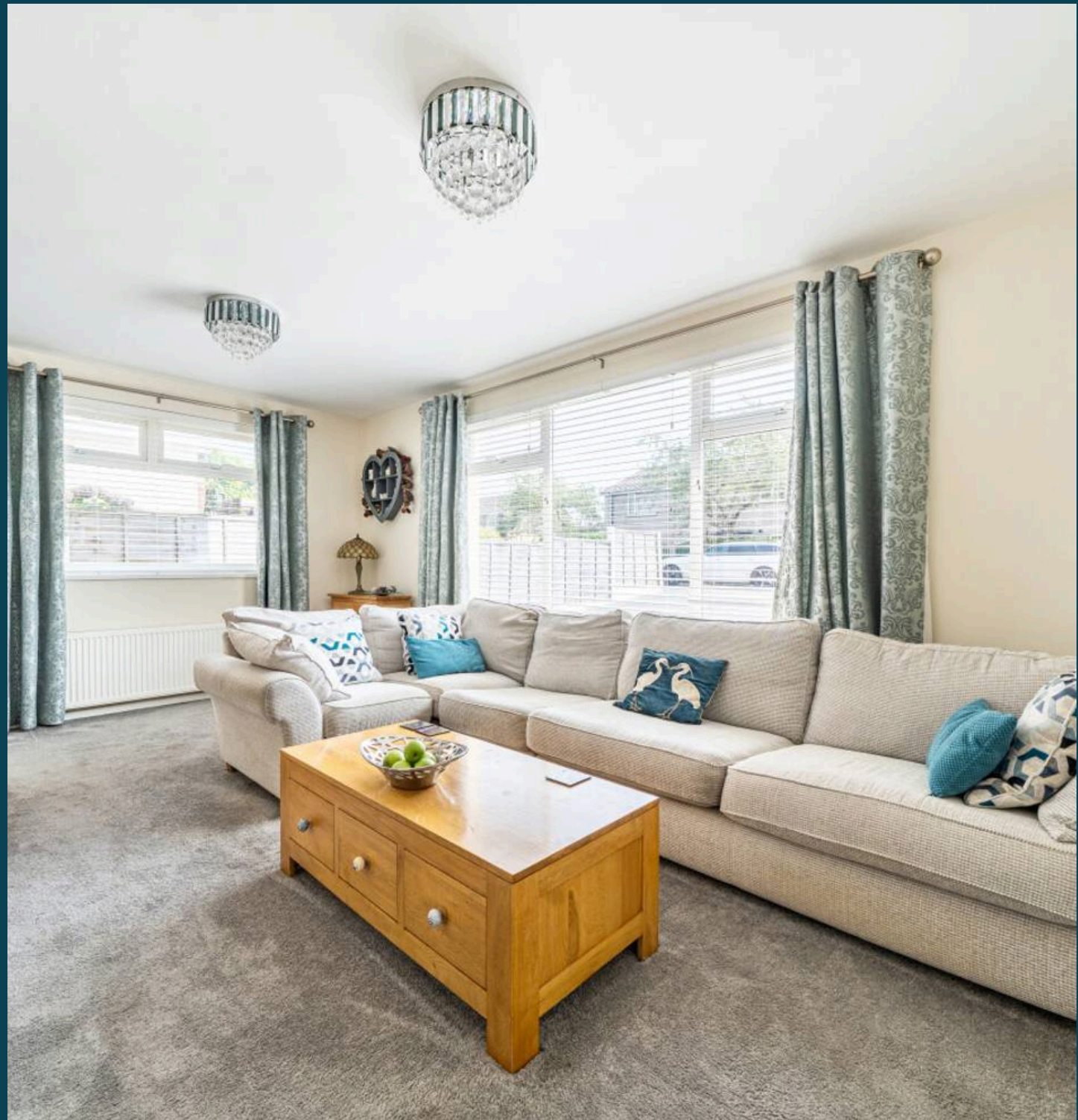


33 Southfield Road

Nailsea, Bristol

A substantial and versatile five-bedroom linked detached home offering approximately 1,636 sq ft of accommodation. Extended over the years and well maintained throughout, it provides an impressive amount of space for growing families or anyone looking for flexible living.

To the front, the driveway provides parking for several vehicles. Inside, the entrance hall leads to a spacious dual-aspect lounge, while the separate snug offers somewhere to escape and works equally well as a playroom or home office.

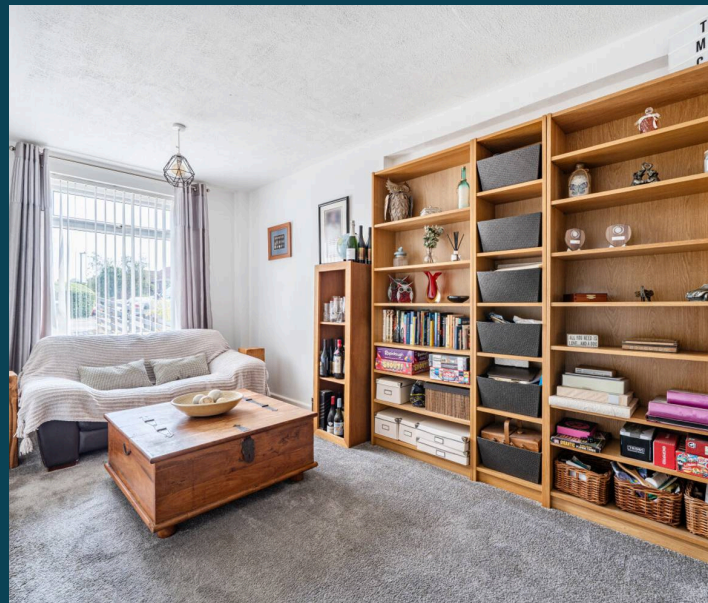
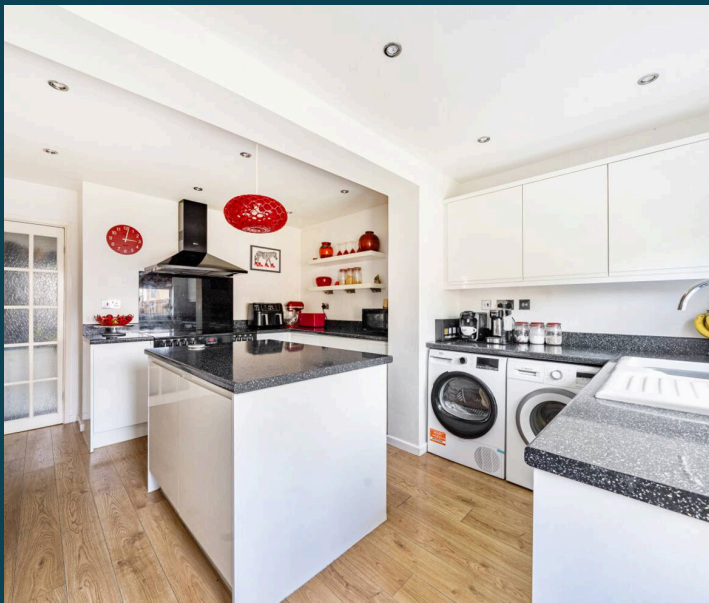




Flexible Ground Floor Living

To the rear, the house really comes into its own with an impressive open plan kitchen and dining space. The kitchen features sleek modern units, integrated appliances, a large central island and a separate breakfast bar.

On the other side of the room, there is plenty of space for a large dining table. French doors and large glazed panels bring in plenty of natural light and provide direct access to the garden. The layout works equally well for quiet family meals or hosting friends, while a downstairs WC completes the ground floor accommodation.



A Garden Designed To Be Enjoyed

The rear garden has been thoughtfully designed to be attractive and easy to maintain, with several seating areas providing plenty of space for outdoor dining and entertaining. Decorative planting, privacy fencing and ambient lighting create a lovely atmosphere in the evenings.

A large garden shed offers excellent storage and could also work as a hobby room or workshop, while gated side access leads back to the front of the property.

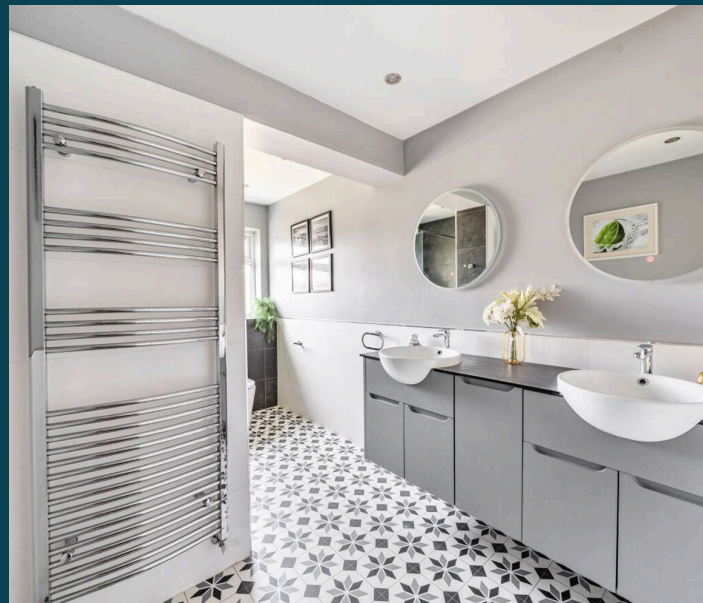




Five Bedrooms And Stylish Bathrooms

Upstairs are five generously sized bedrooms, four of which are genuine doubles. The principal bedroom benefits from a stylish en suite shower room.

The current owners use the fifth bedroom as an impressive walk in wardrobe, although it could easily become a nursery, study or single bedroom. The beautifully finished family bathroom includes a large double shower, twin sink vanity unit, contemporary tiling and a heated towel rail.



Living In Nailsea

Nailsea is a popular town approximately eight miles southwest of Bristol, offering a good balance of everyday convenience, green space and excellent transport connections.

The town centre provides a wide range of amenities, including supermarkets, independent shops, cafes, restaurants, healthcare services and leisure facilities. There is also a weekly market and plenty of nearby countryside for walking and cycling.

Families are well served by a choice of primary and secondary schools, while Nailsea and Backwell railway station provides direct services to Bristol and London. Regular bus routes and convenient access to the M5 make the town well placed for commuters. Southfield Road is also within easy reach of Nailsea town centre.

Material Information

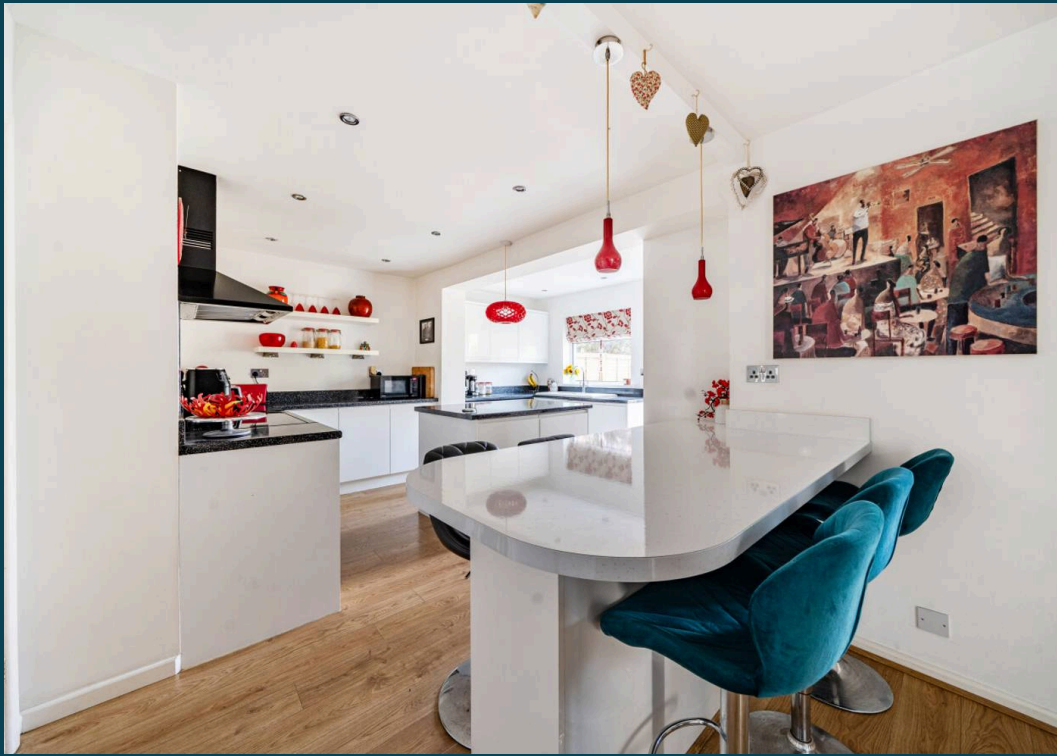
Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



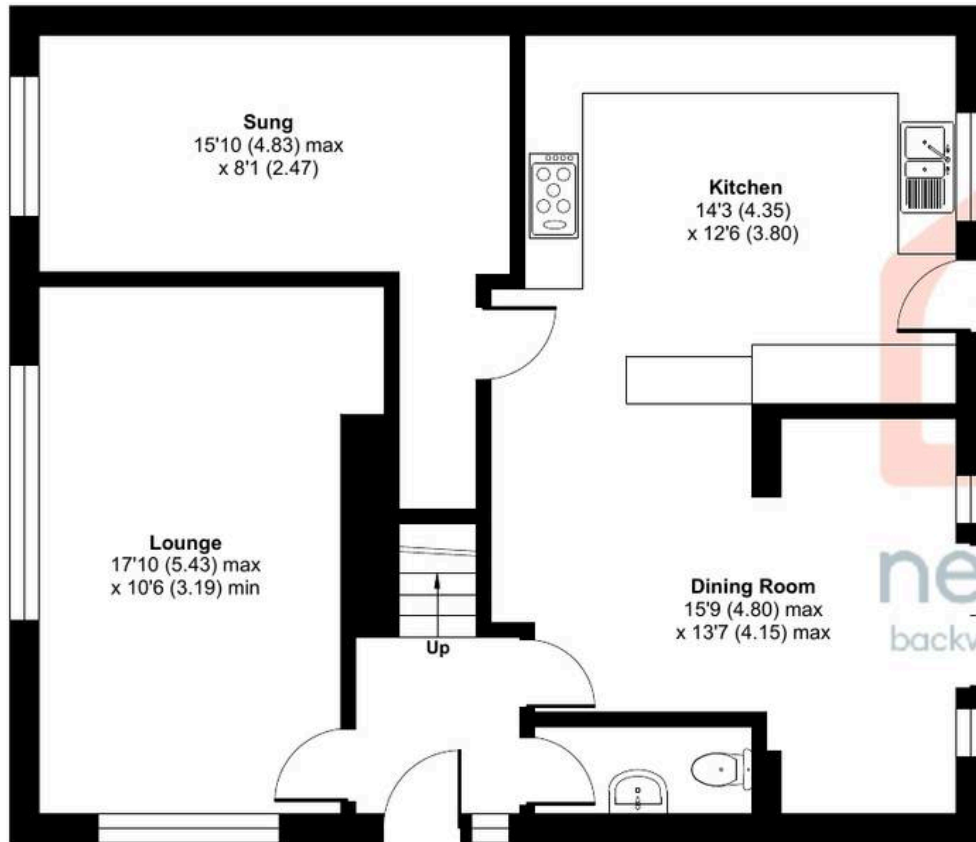




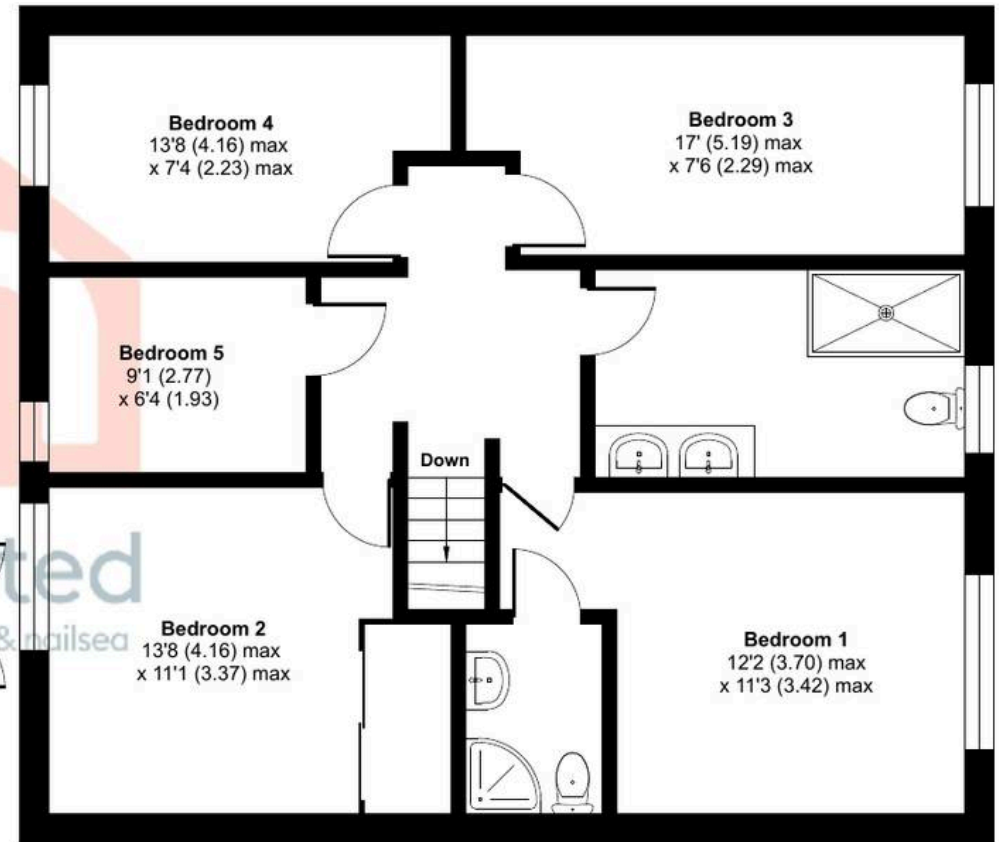
Southfield Road, Nailsea, Bristol, BS48

Approximate Area = 1636 sq ft / 151.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR





Simon Russell @nested

Fora, 9 Dallington Street, London - EC1V 0LN

01275 620 021 • simon.russell@nested.com • nested.com/