GOODMAN & LILLEY



15 GAUL FIELD PLACE, BRISTOL, BS48 4AT

GUIDE PRICE £315,000

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BRISTOL, BS48 4AT

SUMMARY

An immaculately presented and energy efficient two bedroom home offering stylish, turnkey accommodation thoughtfully arranged over two floors, complete with two allocated parking spaces to the front and a beautifully landscaped, low maintenance rear garden.

Approached via a neat frontage providing off street parking for two vehicles directly outside the property, the front door opens into a welcoming entrance lobby with immediate access to a sleek downstairs cloakroom and WC. From here, the accommodation unfolds into a bright, contemporary open plan ground floor designed for effortless modern living. To the front sits a crisp, modern fitted kitchen incorporating integrated appliances, clean worktops, and ample cabinetry, flowing naturally into a central dining area. Beyond this, a generous understairs storage cupboard keeps everyday clutter neatly tucked away before the space opens into a comfortable rear lounge, where glazed French doors draw in natural light and frame views out to the garden.

Stairs rise from the living area to a central first floor landing serving two well proportioned double bedrooms, each spanning the full width of the house. The principal bedroom overlooks the front elevation and benefits from built in over stairs storage, while the second double bedroom enjoys a peaceful outlook across the rear garden with generous space for wardrobes. Serving both rooms is a smart, centrally positioned family bathroom fitted with a contemporary white three piece suite.

Externally, the rear garden has been thoughtfully styled by the current owners to create a private, sophisticated, and low maintenance outdoor retreat ideally suited to relaxed summer evenings or effortless entertaining. Further enhancing the appeal of this turnkey residence are roof mounted solar panels that actively contribute toward lower running costs and help secure an impressive A rated Energy Performance Certificate.

LOCATION

Positioned on the peaceful western edge of Nailsea, Gaul Field Place forms part of a sought after modern development blending contemporary architecture with a semi rural North Somerset setting. Designed for modern living, the neighbourhood offers a quiet atmosphere while remaining well connected to the surrounding countryside and coastal towns. Residents enjoy immediate access to scenic walking routes toward Tickenham and Clevedon, alongside the historic fifteenth century Nailsea Tithe Barn and Backwell Lake.

Daily life is well catered for, with Nailsea town centre and Crown Glass Shopping Centre close by, offering independent boutiques, cafes, and major supermarkets, alongside fitness facilities at Scotch Horn Leisure Centre. Families will also appreciate proximity to respected local schools, including Hannah More Infant, Grove Junior, and Kingshill Church Schools, plus Nailsea and Backwell Schools for secondary and sixth form education.

Commuters benefit from superb transport links. Nailsea and Backwell railway station lies just over a mile away, offering direct services to Bristol Temple Meads in under fifteen minutes, with onward connections to Bath, Taunton, and London Paddington. Regular bus routes serve the town, while swift access to the M5 at Junctions 19 and 20 and the A370 ensures straightforward journeys across the South West and to Bristol Airport.

ADDITIONAL INFORMATION

Tenure: Freehold
Council tax band; B (North Somerset council
EPC; A (valid until 2036)
Services; Mains gas, electric, water & drainage













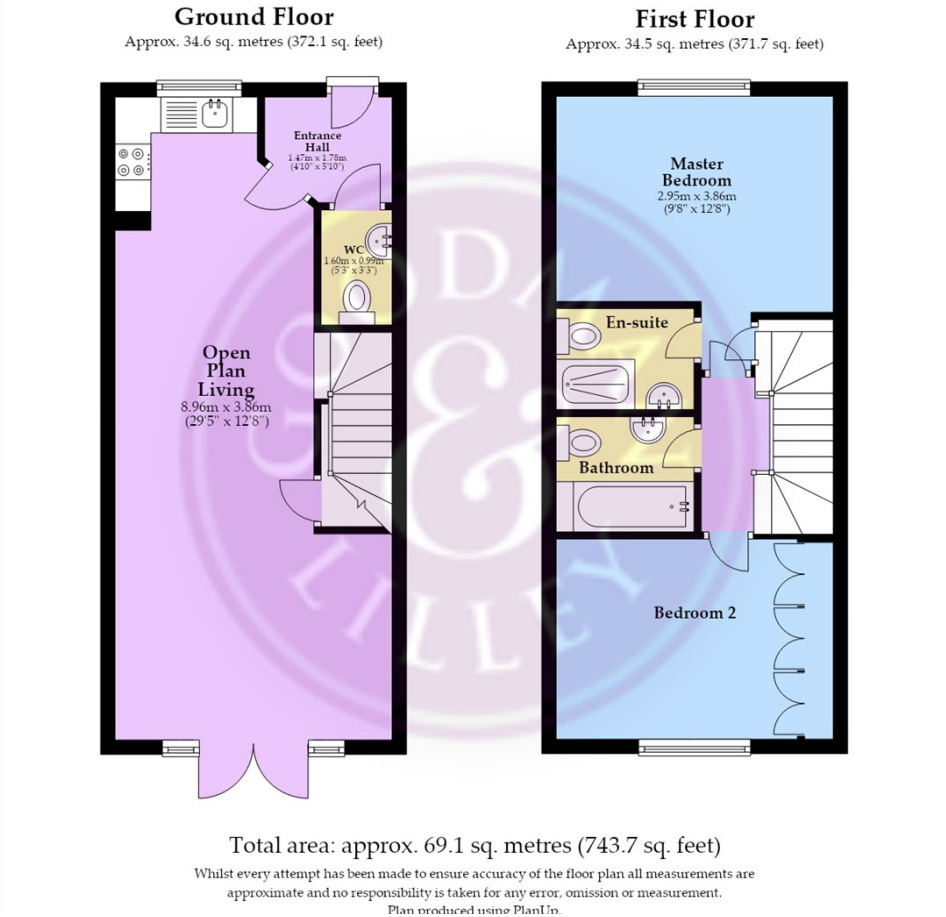








FLOORPLAN



Total area: approx. 69.1 sq. metres (743.7 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.

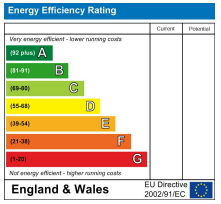
2 Bedrooms
Tenure - Freehold

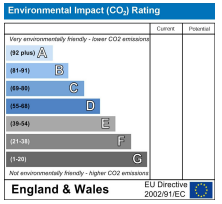
1 Reception Rooms
Total 743.70 sq ft

2 Bathrooms
Council tax band - B

- Chain free
- Two bedroom
- Open plan living area

- EPC A
- End terrace
- Private parking





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