

with inset wash hand basin. Radiator, tiled flooring and UPVC double glazed window to the front.

Garden

courtyard style garden has been designed for ease of maintenance. Consisting of a paved patio area and a similar sized area of artificial lawn. Fully enclosed by walling and fencing. Timber shed.



The front of the property is enclosed by stone walling and provides access to the garden via a side gate. This charming

Parking
Driveway parking for 2 cars.

Approximate Gross Internal Area = 105.2 sq m / 1132 sq ft



For illustrative purposes only. Not to scale. ID1234785
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.
Floor Plan Produced by EPC Provision

Tenure: Freehold
Floor area: 1132.00 sq ft
Tax Band: D



Local Authority: North Somerset

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Gino's Estate Agents



Barns End Pound Lane, Nailsea, North Somerset, BS48 2AT

£435,000

NO ONWARD CHAIN. Nestled in the tranquil setting of Pound Lane, this charming 3 Bedroom detached barn conversion offers a delightful blend of character and modern living. The accommodation is light and bright, creating an inviting atmosphere throughout. The design of the barn conversion has been thoughtfully executed, allowing for a seamless flow between the living spaces and is situated in a quiet, non-estate location, offering a peaceful lifestyle while still being within easy reach of local amenities, excellent schools and bus routes. In brief, the UPVC double glazed and gas central heated property briefly comprises: Entrance Hall, Lounge, Dining Room, Kitchen/Breakfast Room and Cloakroom. On the first floor there are 3 Bedrooms and a Family Bathroom whilst externally there is driveway parking for 2 cars along with a sunny & easy to maintain garden. EPC rating - C.

Ginos Estate Agents
6 Ryves Vale, Tickenham, BS21 6FZ
T. 01275 540 176 | sales@ginosproperties.co.uk
ginosproperties.co.uk



Entrance Hall



Entered via a UPVC double glazed door with glazed side panel. Stairs ascending to the first-floor accommodation with useful understairs storage cupboard. Telephone point, radiator and doors to the Lounge & Dining Room.

Lounge

16'75 x 11'85 (4.88m x 3.35m)



An elegant room, bursting with natural light, via UPVC double glazed windows to the front & side and further UPVC double glazed French doors to the rear garden. Feature log burning stove set on a tiled hearth with wooden beam over. Radiator, TV point and good quality flooring.



Dining Room

11'04 x 9'98 (3.45m x 2.74m)



UPVC double glazed window to the front. Radiator. Door to the Kitchen/Breakfast Room.

Kitchen/Breakfast Room

11'54 x 9'28 (3.35m x 2.74m)



Fitted with a modern range of cream wall and base units with square edge worksurfaces and tiling to splashback. Inset stainless steel sink with drainer and mixer tap. Fitted electric oven with hob and extractor over. Integrated fridge/freezer. Space and plumbing for an automatic washing machine and dishwasher. Space for a breakfast table. UPVC double glazed windows to the front and additional door out to the driveway.



Cloakroom

Fitted with a white suite comprising: Concealed low level wc and wash hand basin.

First Floor Landing



A lovely spacious landing with UPVC double glazed window to the front and doors to all Bedrooms & Bathroom. Linen cupboard, radiator and feature beams.

Bedroom 1

14'69 to wardrobe fronts x 12'63 (4.27m to wardrobe fronts x 3.66m)



UPVC double glazed window to the front. Fitted with a generous range of wardrobes with matching chest of drawers. Radiator.

Bedroom 2

9'49 x 8'64 (2.74m x 2.44m)



UPVC double glazed window to the front. Built in wardrobes. Radiator.

Bedroom 3

7'81 x 6'32 to wardrobe fronts (2.13m x 1.83m to wardrobe fronts)



UPVC double glazed window to the front. Built in wardrobes. Radiator.

Family Bathroom

7'98 x 6'75 (2.13m x 1.83m)



Fitted with a white suite comprising: Panelled bath with shower over and glass screen. Concealed low level wc and vanity unit