Rear Garden





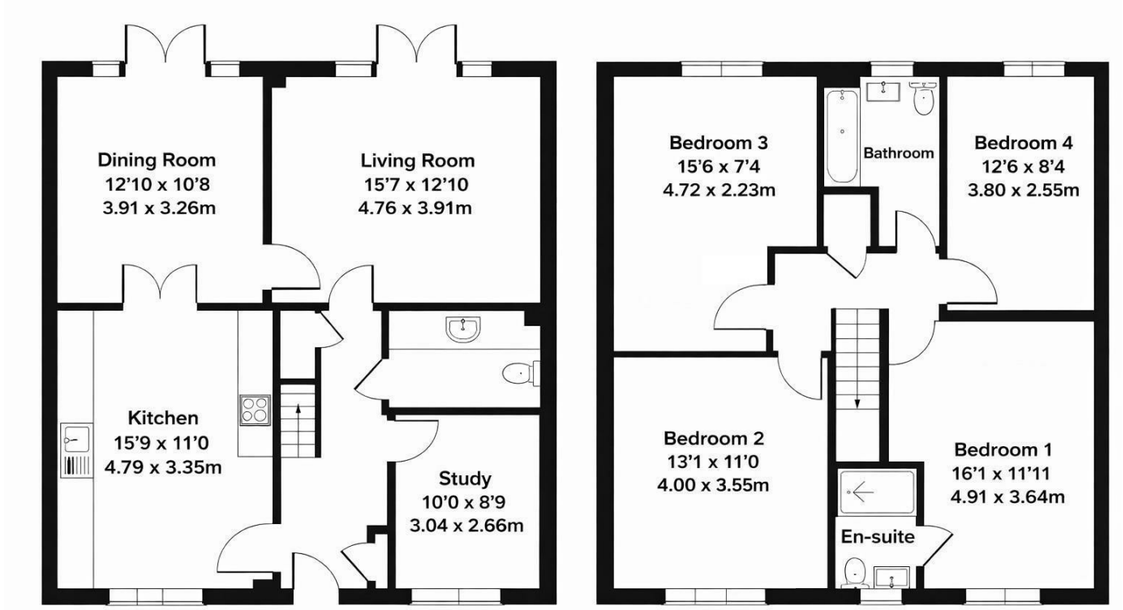
Fully closed by timber panel fencing. Paved patio adjoins the property, with steps descending to laid to lawn. Pedestrian door to Garage and gated side access to front. Outdoor lighting and tap.

Front Garden

Tarmac driveway with parking for 2/3 cars.

Garage

Up and over door to front. Lighting and power connected.



Tenure: Freehold
Floor area: 1550.02 sq ft
Tax Band: F
Local Authority: North Somerset

4 2 3 B

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£495,000

NO ONWARD CHAIN. Offering excellent value for money, we welcome this newly built, high-specification, 4 BEDROOM & 3 RECEPTION ROOM family home at Netherton Grange in Nailsea. This outstanding four double Bedroom, 2 Bathroom, detached property is very energy efficient, whilst being offered with the balance of a 10 year NHBC Guarantee and is ideal for those looking to move swiftly. The light and airy property is presented with neutral decoration and enjoys a prime setting in this sought after development with a south facing garden, a long drive, a large garage to the side and the advantage of a more open outlook to the front towards an area of parkland. The layout briefly comprises: Entrance Hall, Cloakroom, Study, Sitting Room, Dining Room and Kitchen. On the first floor there are 4 Bedrooms with 2 Bathrooms whilst externally there are gardens to the front and rear along with a larger than average garage and driveway parking. EPC rating - B.

Entrance Hall



Entered via composite door. Stairs rise to first floor accommodation. Doors to Study, Utility/Cloakroom, Sitting Room and Kitchen/Diner. Storage cupboard. Karndean flooring and radiator.

Cloakroom



Fitted with contemporary range of base units with quartz work surfaces over. Inset ceramic hand wash basin with mixer tap over. Integrated washing machine. Low level W.C and extractor fan. Karndean flooring and radiator.

Study

10'0" x 8'9" (3.05m" x 2.67m")



UPVC double glazed window to front and radiator.

Sitting Room

15'7" x 12'10" (4.75m" x 3.91m")



UPVC double glazed French doors and windows to rear. Radiator and door to Dining Room.

Dining Room

12'10" x 10'8" (3.91m" x 3.25m")



UPVC double glazed French doors and windows to rear. Double doors opening to Kitchen. Karndean flooring and radiator.

Kitchen

15'9" x 11'0" (4.80m" x 3.35m")



Fitted with a range of wall and base units with quartz work surfaces over. Inset one and a half stainless steel sink with mixer tap over. Built in electric double oven, gas hob and extractor over. Wall mounted "Ideal" boiler. Integrated dishwasher and fridge freezer. UPVC double glazed window to front and radiator. Karndean flooring.

First Floor Landing

Loft access. Airing cupboard housing immersion tank. Doors to all Bedrooms & Family Bathroom.

Main Bedroom

16'1" x 11'11" (4.90m" x 3.63m")



En Suite Shower Room



Tiled and fitted with a white suite comprising; double shower with thermostatic shower attachment, pedestal hand wash basin with mixer tap and low level W.C. Heated towel rail and extractor fan. Tiled floor and UPVC double glazed frosted window to front.

Bedroom 2

13'1" x 11'0" (3.99m" x 3.35m")



UPVC double glazed window to front and radiator.

Bedroom 3

15'6" x 7'4" (4.72m" x 2.24m")



UPVC double glazed window to rear and radiator.

Bedroom 4

12'6" x 8'4" (3.81m" x 2.54m")



UPVC double glazed window to rear and radiator.

Family Bathroom



Tiled and fitted with a white suite comprising; panelled bath with mixer taps, thermostatic shower attachment and glazed screen over, pedestal hand wash basin with mixer tap and low level W.C. UPVC double glazed frosted window to rear and radiator. Extractor fan and tiled floor.