



**Woodland Road, Nailsea**  
**£490,000**

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**Bedrooms:** 4

**Bathrooms:** 2

**Receptions:** 2

Occupying a convenient and popular position close to well-regarded schools, local shops and day-to-day amenities, this modern four-bedroom detached home offers generous space, thoughtful design and an excellent layout for family living. Built with energy efficiency in mind and boasting an EPC rating of B, the property combines contemporary styling with practical features throughout, and is offered for sale with no onward chain.

A welcoming entrance hall sets the tone, offering good storage and access to the principal ground-floor rooms. The sitting room lies to the front of the house and benefits from a large picture window which floods the room with natural light. Across the rear, the superb open-plan kitchen/dining room forms the true heart of the home. This spacious, social area features a well-appointed kitchen with granite work surfaces, a central island and a range of integrated appliances. Full-width bi-fold doors open directly onto the garden, creating a seamless connection between indoor and outdoor spaces. A separate utility room and a cloakroom/WC complete the ground floor accommodation.

Upstairs, the property offers four comfortable double bedrooms arranged around a central landing. The principal bedroom includes its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom fitted with a separate bath and shower.



Outside, the rear garden is fully enclosed and enjoys a pleasant, private outlook – ideal for families and those who like to entertain. To the front, a generous driveway provides off-street parking for several vehicles, with side access to the garden.

Well-presented, energy-efficient and set within easy reach of local amenities, 16A Woodland Road is an excellent opportunity for buyers seeking a spacious and practical modern home in a desirable location. Viewing is highly recommended.

**What we love about the property...** It's a genuine "turn-key" home - modern, well-finished and ready to move straight into with nothing to do.





**Situation:** Nailsea is a suburban town of North Somerset, approximately 8 miles (13 km) southwest of Bristol. The town was an industrial centre based on coal mining in the 16th century and glass manufacture from 1788, which have now been replaced by service industries. The surrounding North Somerset Levels has wildlife habitats and Bucklands Pool/Backwell Lake is a Local Nature Reserve. The well populated town centre includes two major supermarkets, high street banks, coffee shops and a leisure centre. Nailsea is close to the M5 motorway at junction 20, and Bristol International Airport at Lulsgate is 7 miles distant. The airport serves both domestic and international routes, and is one of EasyJet's hub airports. Secondary education is provided by Nailsea School (rebuilt as an Academy in 2009), and primary education by St Francis School, Grove School, Kingshill School and Golden Valley. Churches include the 14th-century Holy Trinity Church and Christ Church, which was built in 1843.

**Directions:** From the station, drive up Station Road and continue straight as it becomes Nailsea Park. At the end, turn left onto High Street, then take the first right onto The Willows. Continue along and turn left onto Southfield Road, then take the next right onto Woodland Road. Follow Woodland Road uphill and look out for 16a Woodland Road on your route. What3words: ///data.tilt.hurls

#### Material

**Information:** This property operates on gas and solar heating. Council Tax band: F EPC Rating: B

