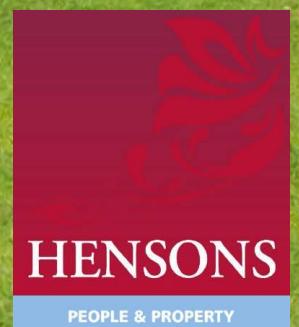




A very spacious premium design large 4 bedroom detached house with a drive and garage to the side, well presented accommodation and a superb garden overlooking open parkland.

Highly Recommended



14 Nightingale Gardens, Nailsea, North Somerset BS48 2BH

Offers in the region of £529,950 - Freehold

A house that immediately feels generous—both in scale and in the way it has been carefully evolved over time. Set behind a mature hedge and planters that define the frontage, the property offers an unusually large, private, level rear garden, while inside this superb family home offers exceptionally well-balanced accommodation that has been comprehensively updated in recent years, resulting in a home that is as comfortable and efficient as it is impressive and light.

The sense of space is established the moment you arrive. A recently installed smart composite and double glazed front door leads you into a welcoming and spacious double aspect reception hall, finished with limestone tiling, sets the tone and gives easy access to the principal ground-floor rooms. There is a built-in double storage cupboard housing the recently installed combi boiler and a door to the cloakroom-WC. From the hall, the house opens out beautifully, with living space arranged to suit both everyday family life and more formal entertaining.

This property is one of a handful of the original multi award winning developers' flagship designs and this style of property is always sought after for the great proportions offered. The main living room is a standout feature approaching 25 feet (7.62m) in length, filled with natural light from broad windows to the front that are centred on the view of parkland that expands beyond the front gardens. It is a room that comfortably accommodates generous seating without ever feeling crowded, equally suited to quiet evenings or larger gatherings with space to sit and even to dine as you prefer.



From the living room, double doors lead through to a broad open plan kitchen-diner that flows naturally and really is the heart of the house with a refitted kitchen area and an outlook to the larger rear garden with patio access, a place to enjoy the sunshine right into the evening. Taken together, this kitchen-dining-family space forms a wonderfully sociable environment, with clear sightlines through to the garden and a layout that encourages both connection and flexibility.

The kitchen itself has been comprehensively refurbished and is well appointed, with an extensive range of contemporary wall and floor cupboards, integrated appliances comprising a chef's favourite gas hob, an illuminated cooker hood and a built under electric double oven. A peninsular breakfast bar provides an informal focal point, while the outlook over the rear garden brings a welcome sense of calm. The adjoining utility room mirrors the kitchen's finish and provides practical secondary workspace, additional storage and return access to the hall with a back door to the garden.

Upstairs, the house continues to impress with four genuine double bedrooms, all well-proportioned and thoughtfully arranged. The principal bedroom enjoys the luxury of fitted wardrobes and a view to the front. A second double bedroom also benefits from fitted storage and the same view, while the remaining two bedrooms enjoy open views across the rear garden, making them ideal family or guest rooms.

The family bathroom has been upgraded in both style and finish, with a contemporary white suite, a panelled bath, a separate shower enclosure that was replaced last year and complementary tiling, reinforcing the sense that this is a home that has been carefully modernised without compromise.

Behind the scenes, the improvements are equally reassuring. The property benefits from a modern bathroom and cloakroom, a fully fitted kitchen and uPVC fascias. Furthermore, there is upgraded insulation, a new high-efficiency Worcester gas fired combi boiler, full double glazing contributing to strong energy efficiency and peace of mind for the next owners. In addition, there is an E.V charging point on the drive and the house is orientated well for solar panels if required.

Another advantage of this design is the almost endless scope for future extension if you ever needed more space. From relatively easy alterations such as installing an en suite shower room to more elaborate single level or even two level extensions. In such a generous plot as this one the potential is considerable. Hensons can provide layout plans of house, past sold houses as a guide.





Nightingale Gardens is a particularly popular address, quietly positioned off Pound Lane and away from planned areas of new development on the western edge of town. Despite its peaceful setting, it remains exceptionally convenient, with local shops, amenities and highly regarded schools all within easy walking distance.

The town centre, less than $\frac{1}{2}$ mile away, offers a wide range of facilities including a pedestrianised shopping centre, large Tesco and Waitrose supermarkets, cafe's, bars and restaurants, health centres, dentists and a gym making this an ideal location for families seeking space without isolation.

Services & Outgoings:

Mains water, gas, electricity and drainage are connected. Telephone and broadband connection. Full gas fired central heating through radiators with a recently installed high efficiency Worcester combi boiler. uPVC double glazing. High speed and superfast broadband are available with connection speeds of 1.1Gb or greater. Cable broadband, T.V and telephone services are also available the road.

Council Tax Band D.

Energy Performance:

The house has been assessed for energy performance and has attained a band C-71 rating which is remarkably efficient especially for a large period property.

The accommodation extends to a generous 120.5 Sq.m - 1297.3 Sq.ft excluding the attached garage.





The Town:

The position of the house is excellent with open countryside that will remain greenbelt close by offering lovely walks out to Tickenham, Moor End Spout and up to Cadbury Camp. Closer still there is the open parkland and easy access beyond to Kingshill junior school. Local amenities include a couple of pubs, an excellent butcher, a greengrocer and a co-op while the town centre is just $\frac{1}{2}$ mile away.

Nailsea has high employment, and the schools are good with Nailsea School within easy walking distance in the centre of the town and accessed via broad well-lit footpaths.

For the commuter there are connections to all major centres in the area. The City of Bristol is just 8 miles away and there are two junctions of the M5 within 6 miles. Nailsea has a regular bus service and the advantage of a mainline railway station, perfect for shopping in Bath or Taunton or even daily travel to Bristol, Clifton, Filton Abbey Wood and central London with direct Paddington services available.

Photographs:

See more photographs online at www.hbe.co.uk

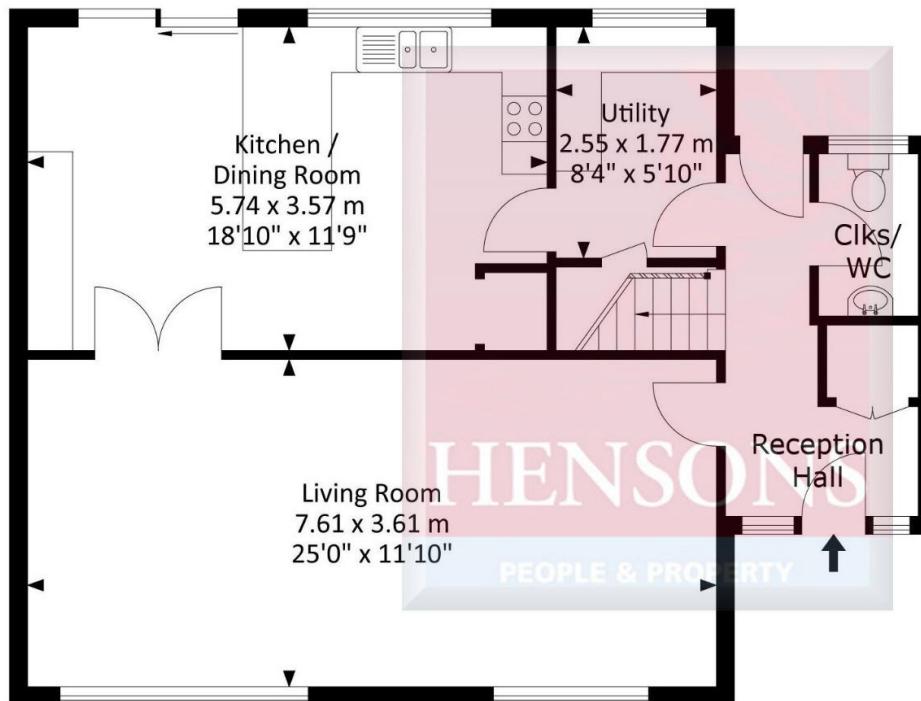
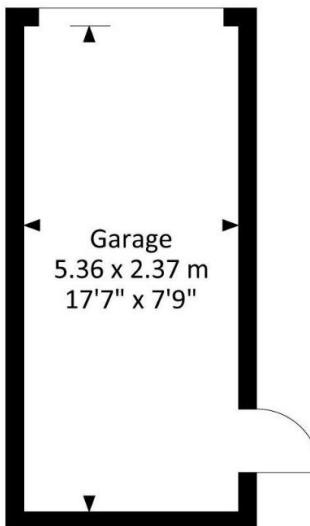
Viewing:

By appointment with the sole agents **HENSONS** Telephone: 01275 810030

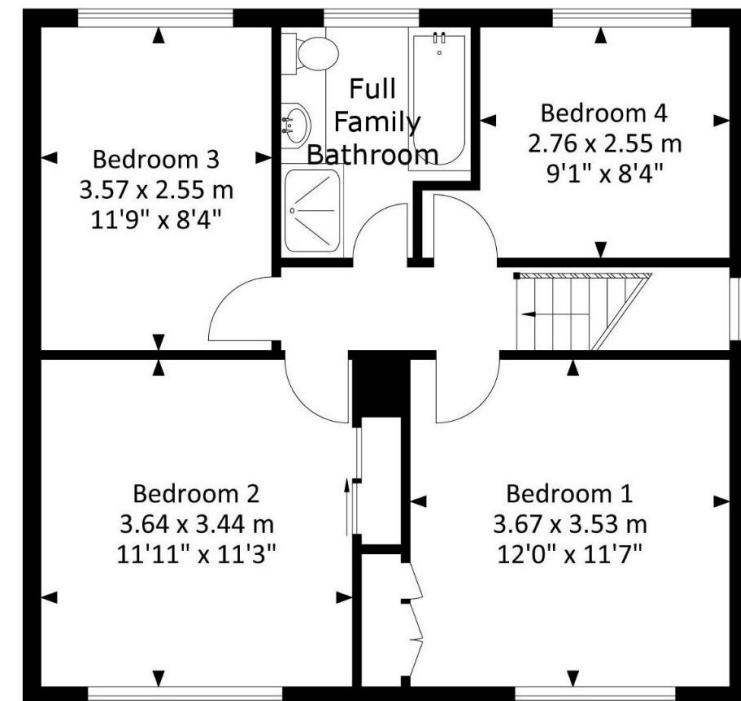
Approx. Gross Internal Area
1297.30 Sq.Ft - 120.50 Sq.M

Garage Area
136.70 Sq.Ft - 12.70 Sq.M

Total Area
1434.0 Sq.Ft - 133.20 Sq.M



Ground Floor



First Floor

The agent has not tested any apparatus, equipment, fixtures, fittings or services and therefore cannot verify that they are in working order or even connected. A buyer is advised to obtain verification from their solicitor or surveyor. The particulars are provided subject to contract and include floor plans that can only give a general indication of the layout of the property. Any aerial photographs are for identification purposes and general guidance only and do not accurately depict boundaries, accuracy is not guaranteed and should not be relied on for any purpose. All measurements are approximate and may be rounded up or down when converted between imperial measurements and metric measurements. All fixtures and fittings are excluded from the sale unless separately included within the 'fixtures and fittings' list that will be provided by the sellers' conveyancer's or solicitors as a sale proceeds. Any reference to planning consent and land areas are only opinion or estimate or, where mentioned based on information provided by the sellers. Where potential for development, improvement or extension is mentioned, no guarantee of a favourable planning consent is given and no detailed exploration of supposed potential has been undertaken unless otherwise expressly stated as having been carried out by Hensons rather than the seller or their architect or town and country planning advisors. For further information about planning consent requirements and possibilities, we recommend that an appointment is arranged to meet with our fully qualified planning consultant (there may be a charge for that service). These draft particulars do not form part of any contract and no warranty is given neither do they form part of any offer made by the agents or the seller.

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