



Front Garden

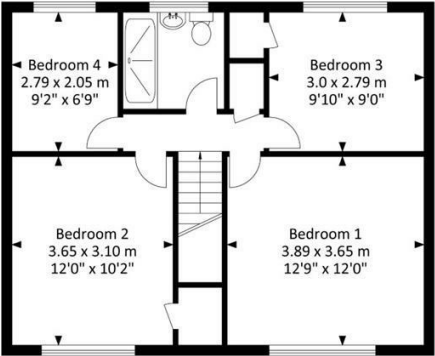
The property has a generous frontage. Consisting mainly of a shaped lawned area, with established shrub beds and borders. Pathway leading to the front door. Side gate leading you to the rear garden. Outside light. Large driveway providing parking for 4 cars.

Double Garage

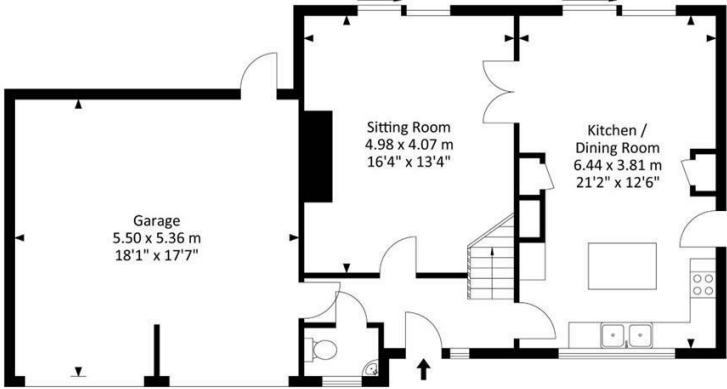
18'1" x 17'7" (5.51m" x 5.36m")
With 2 up and over doors. Light and power. Loft storage space. Plumbing for an automatic washing machine. Wall mounted combination boiler which serves the central heating and domestic hot water. Pedestrian door to the rear garden. There is also excellent potential to extend the ground floor layout or above the garage, offering scope to create additional accommodation if desired. Similar properties have utilised this space to provide an additional bedroom or en-suite, subject to the necessary planning permissions and building regulations.

Briar Close, Nailsea BS48 1QG

Approx. Gross Internal Area
1129.40 Sq.Ft - 104.90 Sq.M
Garage Area
317.30 Sq.Ft - 29.50 Sq.M
Total Area
1446.70 Sq.Ft - 134.40 Sq.M



First Floor



Ground Floor

For illustrative purposes only. Not to scale.
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.

Tenure: Freehold

Floor area: 1129.00 sq ft

Tax Band: E

Local Authority: North Somerset

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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22 Briar Close, Nailsea, BS48 1QG

£599,995

NO ONWARD CHAIN. A well-presented four-Bedroom detached family home, occupying a superb position in a highly sought-after area of Nailsea, within easy reach of excellent local schools and a pleasant walk into Nailsea town centre, with its excellent range of shops, cafés, restaurants and everyday amenities, whilst attractive open green spaces are just moments away. At the heart of this lovely home is the impressive open-plan kitchen/dining room, providing a wonderfully sociable space perfectly suited to modern family life and entertaining. The property also offers exciting potential to further extend or reconfigure the existing accommodation to suit individual requirements, subject to obtaining the necessary planning permissions and consents. The accommodation briefly comprises: Entrance Hall, Cloakroom, Sitting Room and Kitchen/Dining Room. On the first floor there are four well-proportioned Bedrooms, three of which are doubles, together with a family Bathroom. Externally, the property enjoys generous landscaped gardens to both the front and rear, ideal for keen gardeners , a double Garage and ample driveway parking further enhance the appeal. EPC rating - D.

Entrance Hall



A UPVC double glazed door with side panel enters you into the Entrance Hall. With stairs ascending to the first floor accommodation. Smoke alarm, radiator, ceiling spot lights and beautiful wood flooring which runs through to the Cloakroom and Lounge. Door to the Cloakroom.

Cloakroom

Fitted with a white suite comprising: low level close coupled wc, wash hand basin, chrome heated towel rail, ceiling spot lights and a UPVC double glazed window to the front.

Sitting Room

16'4" x 13'4" (4.98m" x 4.06m")



A lovely room with the main feature being the inset pebble effect gas fire with marble surround and hearth. Floor to ceiling UPVC double glazed patio doors with a great outlook to the rear garden. Radiator, TV and telephone point. Double doors to the Kitchen/Dining Room.

Kitchen/Dining Room

21'2" x 12'5" (6.45m" x 3.78m")



A superb kitchen/dining room, beautifully appointed with a modern range of white wall

and base units complemented by roll-edge work surfaces and tiled splashbacks. An inset stainless steel circular sink with matching drainer and mixer tap sits alongside a range of integrated appliances, including an electric oven, microwave, hob, dishwasher and fridge/freezer. The generous dining area provides ample space for a good sized family dining table and creates a wonderful setting. Double doors flow seamlessly through to the lounge, while impressive floor-to-ceiling uPVC double-glazed patio doors open directly onto the fantastic rear garden, allowing plenty of natural light to fill the room. Further features include a uPVC double-glazed window to the front, side access door, quality tiled flooring, radiator and ceiling spotlights.



First Floor Landing

Access to the loft. Linen cupboard providing storage space. Ceiling spot light and doors to all Bedrooms and Bathroom.

Bedroom 1

12'9" x 12'0" (3.89m" x 3.66m")



UPVC double glazed window to the front. Radiator and ceiling coving.

Bedroom 2

12'0" x 10'2" (3.66m" x 3.10m")



UPVC double glazed window to the front. Radiator, laminate flooring and a useful built in wardrobe.

Bedroom 3

9'10" x 9'0" (3.00m" x 2.74m")



UPVC double glazed window to the rear. Built in wardrobe. Radiator, ceiling coving and laminate flooring.

Bedroom 4

9'2" x 6'9" (2.79m" x 2.06m")



A versatile room, ideally suited for use as a home office, study or fourth bedroom. UPVC double glazed window to the rear. Radiator and ceiling coving.

Family Shower Room



Fitted with a white suite comprising: a contemporary walk-in shower featuring a thermostatically controlled shower system and glass screen., low level close coupled wc, pedestal wash hand basin, fully tiled walls and floor, ceiling coving, ceiling spot lights, radiator and a UPVC double glazed window to the rear.

Rear Garden



A truly delightful garden, benefiting from plenty of sunshine being west facing, and also very private. There is a paved patio area followed by the main part which is a shaped lawned area with flower and shrub beds and borders. A substantial insulated wooden cabin with power connected, previously utilised as an art studio. This versatile space offers excellent potential for a home office, studio or hobby room. Enclosed by walling and fence panels. Access to the front of the house via 2 side gates. Pedestrian door to the garage. Outside water tap.

