



**Tenure:** Freehold  
**Floor area:** 958.00 sq ft  
**Tax Band:** C

3 1 1 C

**Local Authority:** North Somerset

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**10 Birdlip Close, Nailsea, BS48 4TG**

**£325,000**

A spacious 3 DOUBLE BEDROOM family home, superbly located in this quiet and popular cul de sac off Trendlewood Way that is a stones throw from an open green and parkland. This well balanced property is situated only a short distance away from the excellent schools, train station in Backwell and benefits from a good sized Conservatory to add to the ground floor accommodation. In brief the layout comprises: Entrance Porch, Entrance Hall, Cloakroom, Kitchen, Lounge/Dining Room and Conservatory. Upstairs are 3 even sized Bedrooms and a Wet Room whilst externally there are easy to maintain gardens to the front and rear, a half sized garage/storage area and plenty of off-road parking. EPC rating - C.

### Entrance Porch

Of UPVC double glazed construction. Tiled flooring. UPVC double glazed door into the Entrance Hall.

### Entrance Hall

Stairs ascending to the first floor accommodation. Built in cupboard. Radiator. Door to the half garage/storage area.

### Cloakroom

Fitted with a suite comprising: Low level close coupled wc and inset wash hand basin with storage space beneath. Radiator. Extractor fan.

### Kitchen

9'1" x 6'9" (2.77m" x 2.06m")



Fitted with a range of wall and base units with roll edge worksurfaces and tiling to splashback. Inset stainless steel sink with drainer and mixer tap. Fitted electric oven with 4 ring gas hob. Integral fridge. Space and plumbing for an automatic washing machine. UPVC double glazed window to the front.

### Lounge/Dining Room

18'9" x 12'3" (5.72m" x 3.73m")



UPVC double glazed window and sliding patio doors to the Conservatory. 2 radiators, understairs storage cupboard, ceiling coving and thermostat for the central heating.



### Conservatory

15'6" x 9'0" (4.72m" x 2.74m")



A great addition to the property. Of UPVC double glazed construction with dwarf walls. Poly carbonate roof. Radiator. Doors out to the rear garden.

### First Floor Landing

Access to the loft via a pull down ladder. Smoke alarm. Doors to all rooms.

### Bedroom 1

12'3" x 8'9" (3.73m" x 2.67m")



Fitted with a range of wardrobes providing ample storage. Radiator. UPVC double glazed window to the rear.

### Bedroom 2

9'4" x 8'9" (2.84m" x 2.67m")



UPVC double glazed window to the front. Radiator.

### Bedroom 3

9'7" x 9'2" (2.92m" x 2.79m")



UPVC double glazed window to the rear. Radiator.

### Wet Room



Fitted with a white suite comprising: Shower area with electric shower. Low level close coupled wc and pedestal wash hand basin. Linen cupboard housing the combination boiler. Non slip flooring. Radiator.

### Rear Garden



A private rear garden which has been designed for ease of maintenance that consists of 2 main areas. A generous paved patio area immediately off the house with steps down to the second area that is laid to gravel. Fully enclosed by timber panel fencing with a rear gate. Timber shed.

### Front Garden

Driveway parking in front of the garage for 1 car. An area laid to slate chippings. Pathway to the front door.

### Part Garage/Storage Area

Accessed via an electric roller door. Light and power connected. Internal pedestrian door.