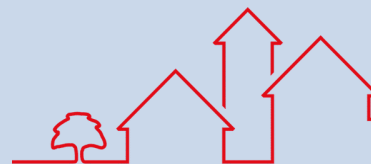




2 Russett Grove, Nailsea

Guide Price **£620,000**



Parker's

Estate Agents & Property Lettings



2 Russett Grove

Nailsea, Bristol

Offered for sale with no onward chain, this immaculate, contemporary themed, executive family home is sure to create a lot of interest. Located on the edge of the popular 'Old Church Area' with its community feel, local shops and Tithe Barn with its extensive activities calendar, this location is highly sought after. Fully refurbished in recent years, the property is well placed for access to local schools, sports facilities and nearby open countryside. Enjoying a quiet Cul de Sac position and benefitting private South facing gardens, the accommodation briefly comprises; Reception Hall, Cloakroom, Study, Sitting Room, Fabulous open plan Kitchen/Dining Family Room and Utility Room, four Bedrooms, En Suite Shower Room and Family Bathroom. Outside, there are well maintained gardens, garage and driveway.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

Reception Hall

Entered via composite double glazed door. Stairs rising to first floor accommodation. Radiator and quality vinyl tile floor. Doors to; Cloakroom, Study, Sitting Room and Kitchen/Dining/Family Room.

Cloakroom

Tiled to half height and fitted with a white suite comprising; vanity unit with inset basin and concealed cistern low level W.C.. Heated towel rail, quality vinyl tile flooring and extractor.

Study

Fitted furniture and countertop. Radiator. UPVC double glazed window to front.

Sitting Room

8' 3" x 6' 9" (2.51m x 2.06m)

A delightful dual aspect room with UPVC double glazed walk in bay window to rear and UPVC double glazed window to side. Feature fireplace with stone hearth and Oak lintel. Radiator.

Kitchen/Dining/Family Room

23' 10" x 13' 0" (7.26m x 3.96m)

Kitchen Area Dining/Family Area Upright radiator and quality vinyl tile flooring. UPVC double glazed sliding patio door to rear garden.

Kitchen Area

Fitted with a contemporary range of wall and base units with Quartz work surfaces and upstands over. Underhung sink with mixer tap. Built in eye level electric double oven and five ring gas hob with concealed extractor and pelmet lighting. Integrated fridge/freezer and dishwasher plus useful pantry cupboard. Further range of base units with Quartz work surfaces and upstands over and feature ceiling lighting above. Quality vinyl tile flooring. UPVC double glazed window to front.

Dining/Family Area

Kitchen Area Dining/Family Area Upright radiator and quality vinyl tile flooring. UPVC double glazed sliding patio door to rear garden.



Utility Room

8' 4" x 6' 5" (2.54m x 1.96m)

Fitted with base units with solid wood block work surface over. Spaces for washing machine and tumble dryer. Upright cupboard houses 'Worcester' boiler. Door to Garage. UPVC double glazed door to rear garden.

Landing

UPVC double glazed window and Velux skylight on front. Loft access with fitted ladders. Airing cupboard housing immersion tank. Doors to all Bedrooms and Family Bathroom.

Principal Bedroom

12' 10" x 11' 7" (3.91m x 3.53m)

Radiator. UPVC double glazed window to rear. Door to En Suite Shower Room.

En Suite Shower Room

Fully tiled and fitted with a white suite comprising; large walk in shower with thermostatically controlled, rainfall shower plus a range of vanity units with inset basin and concealed cistern low level W.C. Heated towel rail, quality vinyl tile flooring and extractor. UPVC double glazed window to rear.

Bedroom 2

13' 8" x 9' 11" (4.17m x 3.02m)

Built in wardrobe. Radiator. UPVC double glazed window to rear.

Bedroom 3

10' 0" x 9' 9" (3.05m x 2.97m)

Built in wardrobe. Radiator. UPVC double glazed window to front.

Bedroom 4

9' 6" x 6' 10" (2.90m x 2.08m)

Built in wardrobe. Radiator. UPVC double glazed window to side.





Front Garden

Designed for ease of maintenance, the pretty frontage is predominantly laid to ornamental Slate and pea gravel and planted with shrubs and perennials. There is also a small ornamental pond and block paved driveway for two vehicles.

Garage

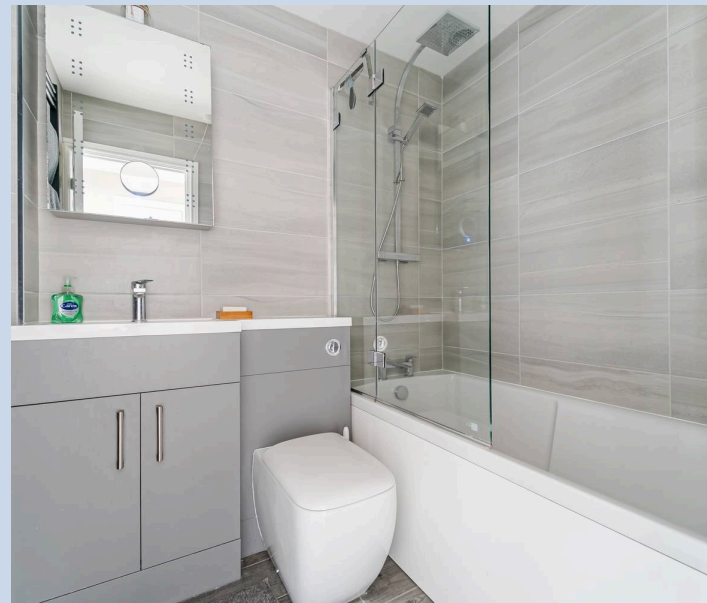
Up and over door to front with power connected. Pedestrian door to Utility Room.

Rear Garden

Fully enclosed by timber panel fencing with gated access to the front. The private, South facing garden is predominantly laid to patio and lawn edged with deep well stocked borders. A selection of specimen trees and a mature Wisteria. Two timber sheds, water butt, outside lighting and tap.

Location:

Nailsea, a historic town in North Somerset that blends history, modern amenities, and natural beauty. Nestled in picturesque countryside, it offers rural tranquillity with easy access to urban conveniences. The bustling town centre features shops, supermarkets, and local businesses, alongside a mix of historic and contemporary architecture. Nature lovers can enjoy parks, gardens, and nearby reserves, with Ashton Court and Tyntesfield House just a short drive away. Nailsea has excellent transport links by bus, road, and train, along with good schools and community events, making it a great place for families and visitors alike.



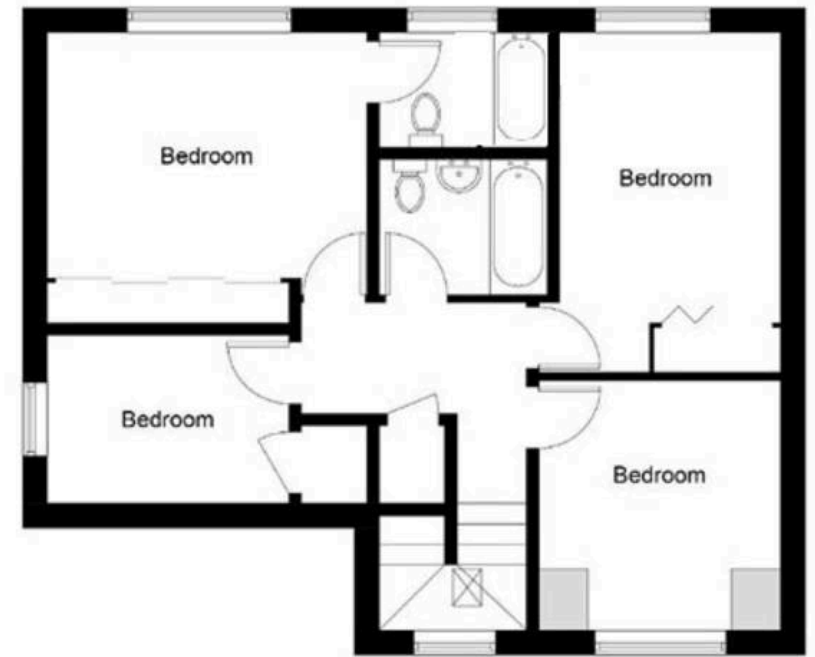


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Approximate Gross Internal Area = 135.2 sq m / 1455 sq ft
(Including Garage)



Ground Floor



First Floor

For illustrative purposes only. Not to scale. ID781418
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.
Floor Plan Produced by EPC Provision



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IMPORTANT NOTICE

For clarification, we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please contact the office prior to viewing the property.

