



113 St. Marys Grove, Nailsea

Guide Price £500,000



113 St. Marys Grove

Nailsea, Bristol

Gorgeous, eye-catching and beautifully presented throughout, this four-bedroom detached home occupies a prime corner plot and has been designed with modern family life in mind.

A spacious entrance hall with plenty of storage, a cloakroom/WC and a staircase to the first floor provides a practical introduction to the home. The lounge is a great size and a particularly stylish room, with a window to the front and French doors opening onto a raised patio at the rear.





Space To Enjoy

The kitchen and dining room stretches from the front to the rear of the property and features navy cabinetry, integrated appliances, generous worktop space and a central island.

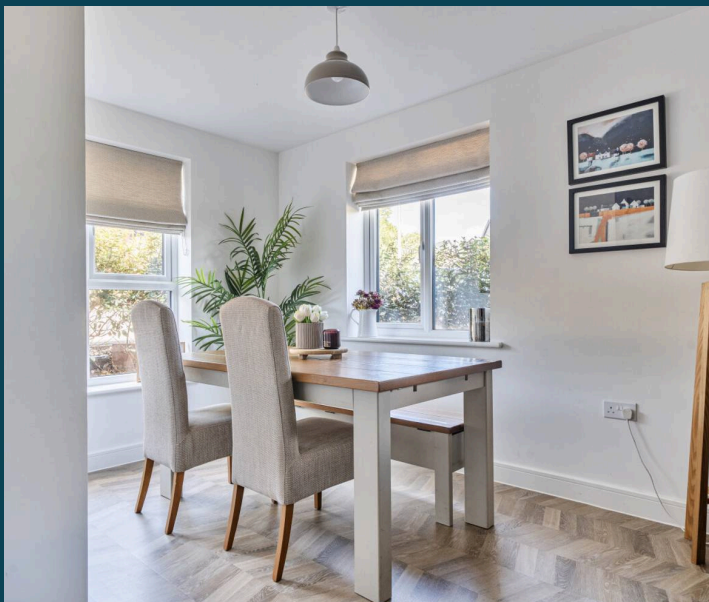
Multiple windows flood the room with natural light, while a separate utility room sits neatly to one side.

Central Island

Integrated Appliances

Separate Utility Room

It's easy to imagine this becoming the room where everyone naturally gathers, whether that's for family meals, entertaining friends or catching up at the end of the day.



Outdoor Space

The south-westerly facing rear garden has been designed to be enjoyed, with a raised patio for outdoor dining, a lawn for children to play and plenty of space to unwind. Side access leads to the driveway, providing parking for two cars and access to the detached garage.

A green space and children's play park sit directly opposite the property, while views beyond stretch towards the surrounding countryside.

Prime Corner Plot

Detached Garage

Driveway For Two Cars

Green Space & Play Park Opposite

Views Towards Open Countryside





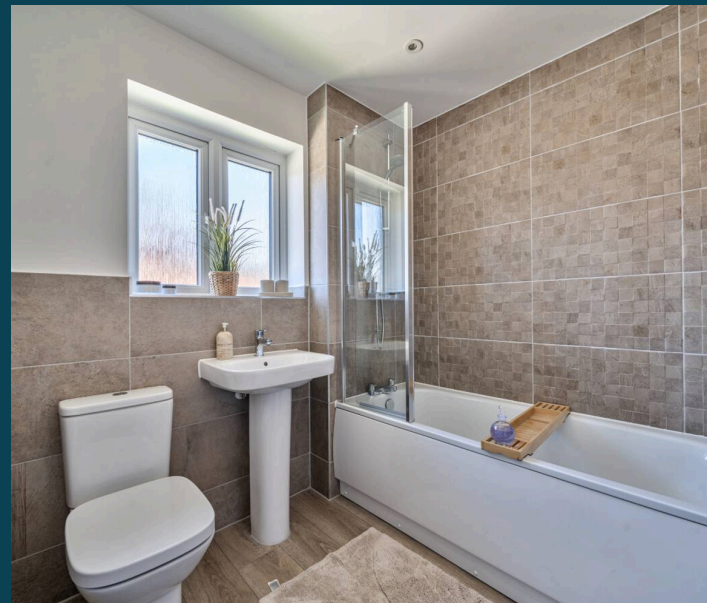
A Floor Designed Around Family Life

The first floor has been thoughtfully designed for modern family living. A spacious landing with useful built-in storage leads to four well-proportioned bedrooms, offering flexible accommodation for families, guests or those working from home.

The principal bedroom enjoys its own en-suite shower room, while another bedroom benefits from dual-aspect windows, creating a particularly bright and airy space.

The remaining bedrooms are served by a contemporary family bathroom, finished to a high standard with quality fittings throughout.

Practical, versatile and beautifully presented, the first floor provides the flexibility needed for modern family life.



Modern Living, Excellent Connections

Located within the popular Netherton Grange development, this home enjoys a fantastic position on the edge of Nailsea, combining modern living with easy access to green spaces and countryside walks.

Nailsea is a thriving North Somerset town, popular with families and commuters thanks to its excellent schools, strong community spirit and wide range of everyday amenities.

For commuters, Nailsea & Backwell railway station provides direct services to Bristol and London, while the M5 is within easy reach.

With open countryside nearby and all the conveniences of town living close at hand, this is a location that offers the very best of both worlds.

Material Information:

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: A (Solar Panels)

Management Charge: £247.71 per annum (for the maintenance and upkeep of communal areas)



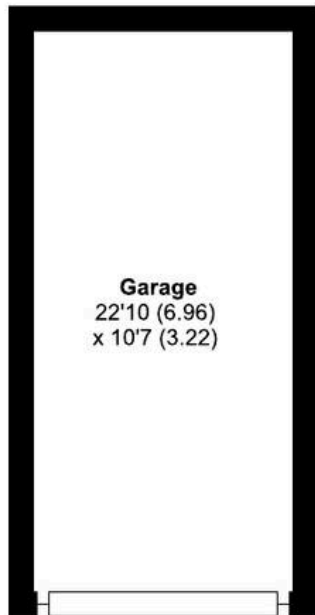
St. Marys Grove, Nailsea, Bristol, BS48

Approximate Area = 1214 sq ft / 112.7 sq m

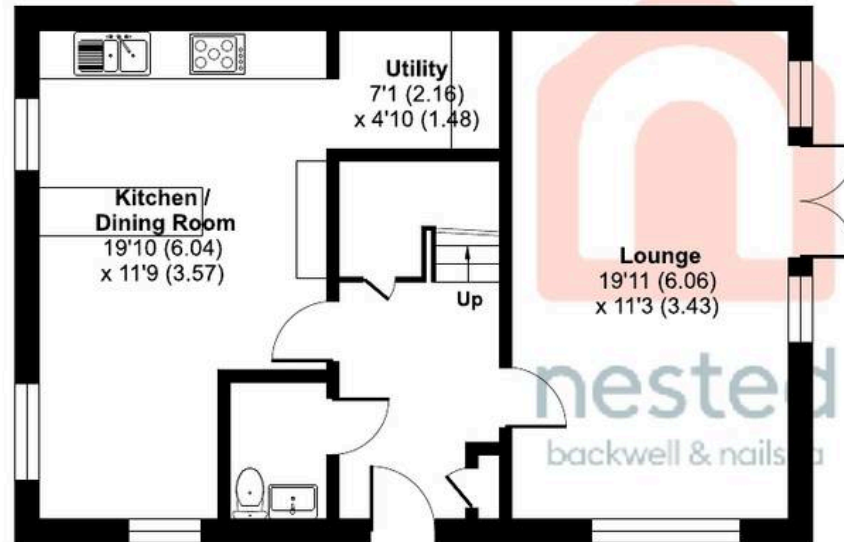
Garage = 241 sq ft / 22.3 sq m

Total = 1455 sq ft / 135 sq m

For identification only - Not to scale



Garage
22'10 (6.96)
x 10'7 (3.22)



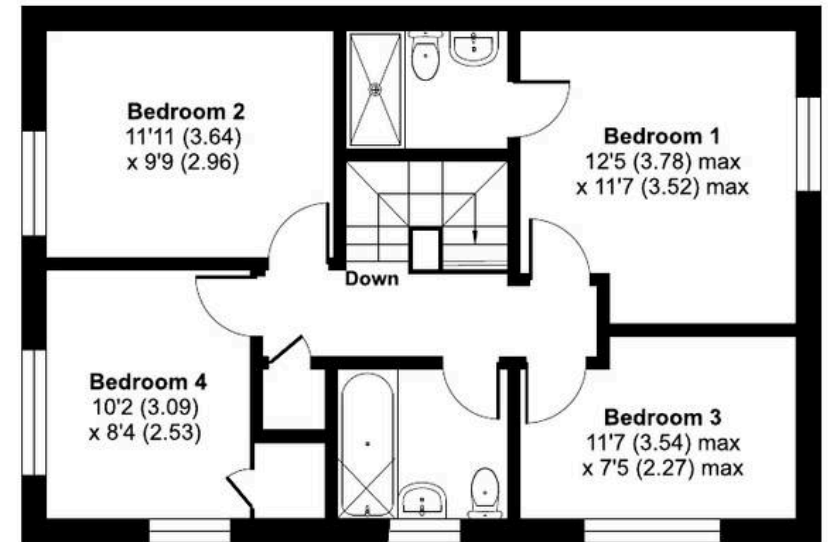
**Kitchen/
Dining Room**
19'10 (6.04)
x 11'9 (3.57)

Utility
7'1 (2.16)
x 4'10 (1.48)

Lounge
19'11 (6.06)
x 11'3 (3.43)

Up

GROUND FLOOR



Bedroom 2
11'11 (3.64)
x 9'9 (2.96)

Bedroom 1
12'5 (3.78) max
x 11'7 (3.52) max

Down

Bedroom 4
10'2 (3.09)
x 8'4 (2.53)

Bedroom 3
11'7 (3.54) max
x 7'5 (2.27) max

FIRST FLOOR





Simon Russell @nested

01275 620 021 • simon.russell@nested.com • nested.com/