



Hillcrest Road - a quiet and always sought after established location ideally placed for amenities

Nailsea - Offers Over £425,000





An outstanding bungalow of individual layout, offering exceptionally well-presented accommodation that has been thoughtfully enlarged and improved with tremendous attention to detail and a genuine flair for design. Available now with no onward chain delays.

This superb semi-detached home offers an abundance of space, having been comprehensively updated and improved to create a high-quality single-level home with generous, beautifully presented accommodation, a private level garden and the considerable advantage of a desirable central setting. The property is ideally placed within easy reach of the town centre and excellent transport links, yet pleasantly removed from busy main roads.

Hillcrest Road is an established and consistently sought-after location, valued for its quiet surroundings and convenient position. Well away from areas of new development, the property is barely a five-minute walk from the amenities of the Crown Glass Shopping Centre and High Street, including cafés, restaurants, shops and medical facilities. Large Waitrose and Tesco supermarkets are close at hand, together with a gym and leisure centre, parks and good public transport services. Nailsea & Backwell mainline railway station provides regular connections to Bristol and other major centres, with direct services to Bath and London Paddington.

The Accommodation

Approached through a recessed porch sheltering the front door, the welcoming entrance hall immediately gives a sense of the care and attention that has been invested in the bungalow.

The generously proportioned living room is an especially appealing space, centred around a period-style feature fireplace. A pair of windows and French doors provide plenty of natural light while overlooking and opening directly onto the garden.



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The separate dining room is ideal for entertaining and similarly enjoys a garden aspect, with glazed double doors opening into the conservatory, while an open arch provides a natural connection to the kitchen.

The excellent conservatory draws the living accommodation into the garden and adds further flexibility to the layout. Alongside, the remarkably roomy kitchen is fitted with a comprehensive range of wall and floor cupboards complemented by extensive work surfaces and an inset one-and-a-half-bowl sink. Integrated appliances include an eye-level electric double oven - grill and a hob with cooker hood over, a new AEG fridge and separate AEG freezer, dishwasher, wine cooler and microwave. A window looks across the rear garden and a door opens directly onto the patio.

Both bedrooms are comfortable double rooms. The principal bedroom enjoys a more open front aspect through bay-effect windows and incorporates a dressing area to one side, fitted with an extensive range of wardrobes. A door provides direct access to the adjoining bathroom. The second double bedroom is also positioned to the front of the bungalow on the opposite side of the hall.

The bathroom is particularly well proportioned and fitted with a classic white suite comprising a panelled bath and spacious separate shower enclosure. Fitted cabinetry conceals the WC cistern and incorporates the wash basin, complemented by ceramic tiled surrounds. Natural light is provided by a rain-sensor, remote-controlled Velux window.

Outside

The bungalow occupies an impressive position, set back behind a lawned front garden bounded by a low reconstituted stone wall that continues around to the side. A pillared gateway opens onto a broad driveway providing ample parking and leading to the substantial attached garage, which is almost double length.

The garage has a remote-controlled up-and-over door, lighting, power and an updated consumer unit, together with a personnel door opening onto the patio and garden. To the rear of the garage is a cloakroom and useful utility area with fitted cupboards, worktop, inset sink and wall-mounted gas-fired combination boiler.

A side gate provides additional access to the rear garden, which is level, nicely enclosed and enjoys a good degree of privacy. Predominantly laid to lawn, the garden also incorporates an appealing paved patio and further areas of paving, with screen fencing and established borders combining to create an attractive and easily managed outside space. There is a timber garden shed set to one side.

Services & Outgoings & Tenure:

Mains water, gas, electricity and drainage are connected with telephone, Cable TV and Superfast broad band available from various providers. Gas central heating through radiators. uPVC double glazing. Council Tax Band = C. The property has been improved and extended since it was placed in a Council Tax band and has not been reviewed, the band may be reviewed and may increase following the sale of the property. We understand that the property is Freehold with a fixed annual ground rent of £12.50





Energy Performance:

The property has been assessed for energy performance as band D-58.

Construction:

The property is understood to be of traditional construction.

Viewing:

By appointment with the Sole Agents: Hensons, telephone 01275 810030.

The Town:

Still known affectionately by many as 'the village', Nailsea is the smallest of the four North Somerset towns but the most conveniently placed for Bristol at just 8 miles from the city.

A good range of amenities are available including large Tesco and Waitrose supermarkets, Doctors and Dental surgeries, a pedestrianised shopping centre with nationally known and smaller independent retailers, a Crown Post office, a banking hub and professional offices.

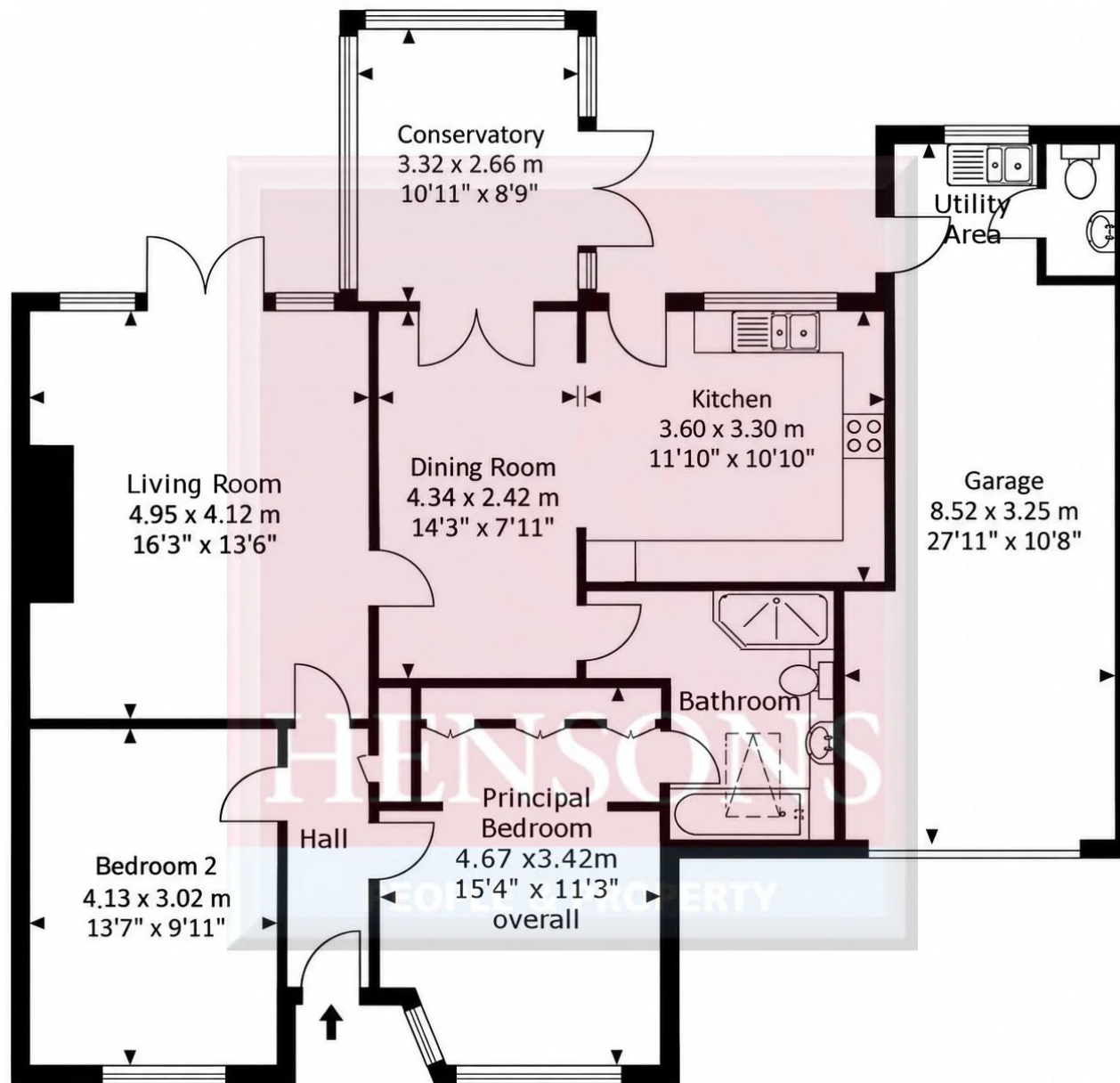
Leisure options are good with lots of good cafes, bars like Dowling's, Coates House, The Mico Pub and The Livro Lounge plus established pubs. There are restaurants including the excellent White Truffle off the High Street and varied sporting clubs such as Rugby, football, tennis, bowls and even Croquet.

Though well placed for the commuter or casual traveller, Nailsea is surrounded by pretty North Somerset countryside but with easy access to other major centres in the area and access to the Sustrans national cycle network with a good route to Bristol and other destinations. Junctions 19 and 20 of the M5 are less than 6 miles giving easy access to the country's motorway network and a main line rail connection is available at Nailsea and Backwell Station which is within walking distance with direct trains to Bristol, Filton-Abbeywood, Bath and London- Paddington. Bristol airport is also within easy reach but we are not troubled by low level air traffic routes.

N.B. The agent has not tested any apparatus, equipment, fixtures, fittings or services and therefore cannot verify that they are in working order or connected. Buyers are advised to obtain appropriate verification from their solicitor, surveyor or other suitably qualified professional. These particulars are provided subject to contract. Floor plans are intended only to provide a general indication of the layout of the property and are not to scale unless expressly stated. Digital and AI-assisted tools may be used in the preparation or enhancement of marketing content, including photographs and descriptive material. Any such use is intended to improve presentation and not to materially alter or misrepresent the property. All measurements are approximate and may be rounded up or down when converted between metric and imperial measurements. All fixtures and fittings are excluded from the sale unless specifically included within the fixtures and fittings information provided by the seller's conveyancer or solicitor as the sale proceeds.

These particulars are intended as a fair representation of the property but do not form part of any contract or offer, and no warranty is given as to their accuracy. Prospective purchasers should satisfy themselves by inspection and through their solicitor, surveyor or other appropriate professional before entering into a contract. © Hensons 2026





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