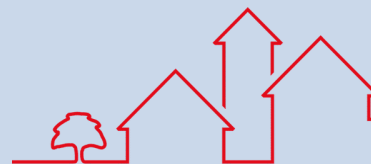




12 Newton Green, Nailsea

Guide Price £520,000



Parker's

Estate Agents & Property Lettings



12 Newton Green

Nailsea, Bristol

This outstanding three bedroom detached family home is situated in a highly sought-after cul de sac on the west side of town, perfectly placed for access to well-regarded local schools, an independent nursery, shops, a sports centre, public transport links and the nearby countryside. Immaculately presented throughout in a stylish and contemporary theme, the property has been thoughtfully extended and upgraded to create a superb living environment. The welcoming entrance hall features an oak and steel staircase and leads to a modern cloakroom and a comfortable sitting room. The heart of the home is the stunning open plan kitchen, dining and family room, fitted with integrated appliances, a peninsular island/breakfast bar, and a vaulted ceiling with Velux windows. French doors open directly onto the rear garden, flooding the space with natural light. Upstairs, a galleried landing gives access to three generously sized bedrooms and a well-appointed family shower room, all finished to a high standard.

The property boasts impressive outside space, with an extensive block paved driveway providing parking for several vehicles, as well as access to a garage/store room with an electric roller door and power connected (ideal for storage or a workshop). To the rear, the private, west facing garden offers a tranquil retreat, featuring a porcelain patio and a level lawn, perfect for outdoor entertaining or family relaxation. A large and attractive garden

I2 Newton Green

Nailsea, Bristol

gazebo, complete with mains powered string lights, creates an inviting setting for al fresco dining or evening gatherings. The garden enjoys a high degree and provides a secure environment for children and pets. This exceptional home offers a wonderful blend of indoor and outdoor living space, making it an ideal choice for families seeking comfort, style and convenience in a prime residential location.

Council Tax band: D

Tenure: Freehold

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.



Entrance Hall

Entered via composite double glazed door. Attractive Oak and Steel staircase to first floor accommodation with useful storage cupboard below. Decorative half height wall feature. Radiator and luxury vinyl tile flooring. Doors to Cloakroom, Sitting Room and Kitchen/Dining/Family Room.

Cloakroom

Panelled to half height and fitted with a white suite comprising vanity unit with inset basin and low level W.C. Wall mounted cabinet. Radiator and luxury vinyl tile flooring. UPVC double glazed window to side.

Sitting Room

Fireplace with Oak lintel. Feature beaded wall panels with wall lights. Two upright radiators. UPVC double glazed window to front.

Kitchen/Dining/Family Room

The heart of the home!

Kitchen Area

Fitted with a contemporary range of wall and base units with complementary square edge work surfaces and upstands over. Inset sink with mixer tap. A peninsular island provides drawer storage and breakfast bar. Also a glazed display unit and cabinet are an additional feature. Rangemaster range cooker with tiled splashback and extractor. Integrated larder fridge and dishwasher. Upright radiator, luxury vinyl tile flooring. UPVC double glazed window to rear. Access to Utility Room.

Sitting Area

Vaulted ceiling with two Velux windows. Feature slatted wall panels. Upright radiator and luxury vinyl tile flooring. UPVC double glazed French doors to rear garden.

Dining Area

Feature slatted wall panels. Luxury vinyl tile flooring.

Utility Room

Fitted with a range of wall, base and larder units with complementary square edge work surfaces. Integrated larder freezer and space for washing machine. Luxury vinyl tile flooring. UPVC double glazed window to rear. Door to Shower Room.





Landing

Upright radiator and UPVC double glazed window to side. Loft access and airing cupboard housing combi boiler. Doors to all Bedrooms and Family Shower Room.

Bedroom 1

A range of built in wardrobes. Feature beaded wall panels. Radiator and UPVC double glazed window to front.

Bedroom 2

Feature panelled wall. Radiator and UPVC double glazed window to rear.

Bedroom 3

Built in storage cupboard. Feature panelled wall and upright radiator.

Family Shower Room

Fully tiled and fitted with a white suite comprising; large walk in shower with rainfall shower head, vanity unit with inset basin and mixer tap and a concealed cistern low level W.C. Radiator and tiled flooring. UPVC double glazed window to rear.

Front Garden

Partially enclosed by natural hedging and laid to lawn with an extensive block paved driveway.

Rear Garden

Fully enclosed by timber panel fencing with gated access to the front, this delightful garden enjoys a good deal of privacy and a West facing aspect. Laid to lawn and Porcelain patio with a fabulous illuminated gazebo.

Driveway

5 Parking Spaces

Garage

Single Garage

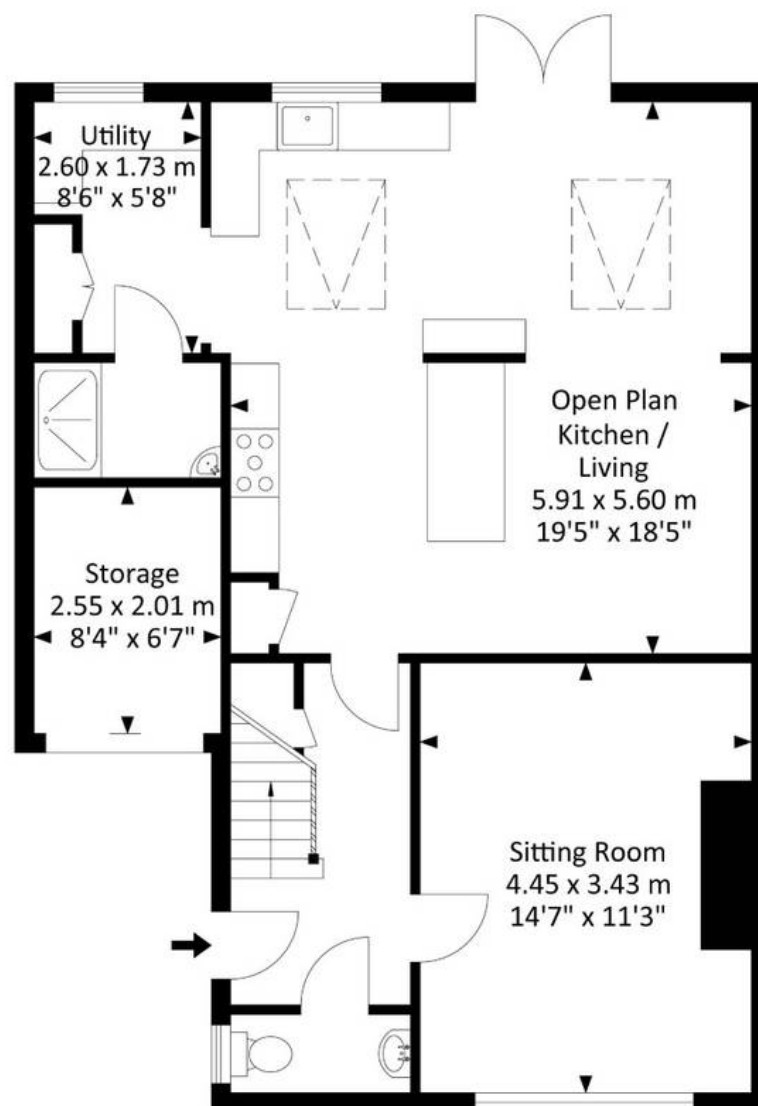
Electric roller door to front. N.B this not big enough to store a vehicle, though provides ample storage space. Power connected.



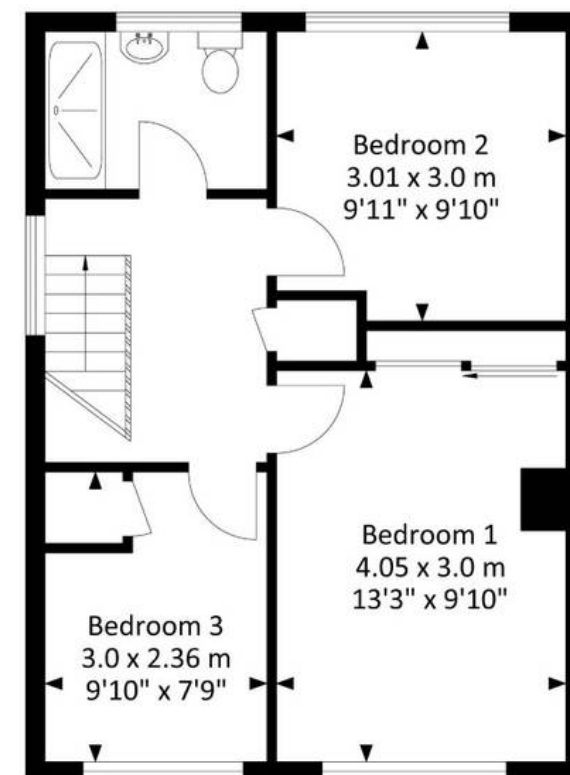


Newton Green, Nailsea BS48 4RF

Approx. Gross Internal Area
1183.3 Sq.Ft - 109.9 Sq.M



Ground Floor



First 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.



Parker's Estate Agents

Parkers Property Services, 1-3 Station Road - BS48 3NW

01275 463096 • sales@parkers-ea.co.uk • www.parkers-ea.co.uk/

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.

