



The Uplands, Nailsea
£599,950



debbie fortune

ESTATE AGENTS

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Bedrooms: 3

Bathrooms: 2

Receptions: 2

Beautifully maintained throughout and offered to the market with no onward chain, this exceptional bungalow presents the perfect opportunity for buyers seeking a turn key property to simply move in, unpack and start living.

To the front of the house is a neat enclosed garden over which you can glimpse views of the local cricket ground and recreational fields. A generous paved driveway provides off street parking for multiple vehicles to one side along with access to a single garage with an electric roller door.

Entering the property to the welcoming Reception Hall you get a wonderful first impression from its engineered Oak floor and subtle decor. To the front of the house is the first of three delightful bedrooms which benefits from a pretty bow bayed window and neutral decoration. To the side of the bedroom sits a well proportioned Sitting Room, again with a bow bayed window and a lovely feature fireplace inset with a gas flame effect fire.

The kitchen is central to the bungalow and is beautifully appointed with a good number of contemporary styled wall and base units with attractive square edge counter top over. The kitchen features a number of integrated appliances including twin eye level ovens a five ring induction hob with extractor over, Integrated fridge, freezer and dishwasher. There is also a handy breakfast bar for informal dining and entertaining visiting friends and family. There is a handy pedestrian door to the side of the kitchen as well as a window allowing easy access to the rear garden and the front of the house.



A separate Dining Room can be found to the rear of the house which could also be utilised as a further bedroom if desired, internal sliding doors from here take you through to a lovely Garden Room which overlooks the rear garden and is used as second sitting room by the current owners. The impressive master Bedroom is also positioned to the rear of the property and features a stylish En Suite Shower Room with quality fixtures and fittings and chic modern tiles. There is plenty of room in the master bedroom for a good range of bedroom furniture and a super king bed. The final bedroom is a smart single bedroom or perhaps home office if desired. Completing the internal accommodation is a further shower room which is fully tiled and fitted with a white suite comprising; double walk in shower with thermostatically controlled rainfall shower plus a range of vanity units with inset basin and concealed cistern low level W.C. and a heated towel rail.



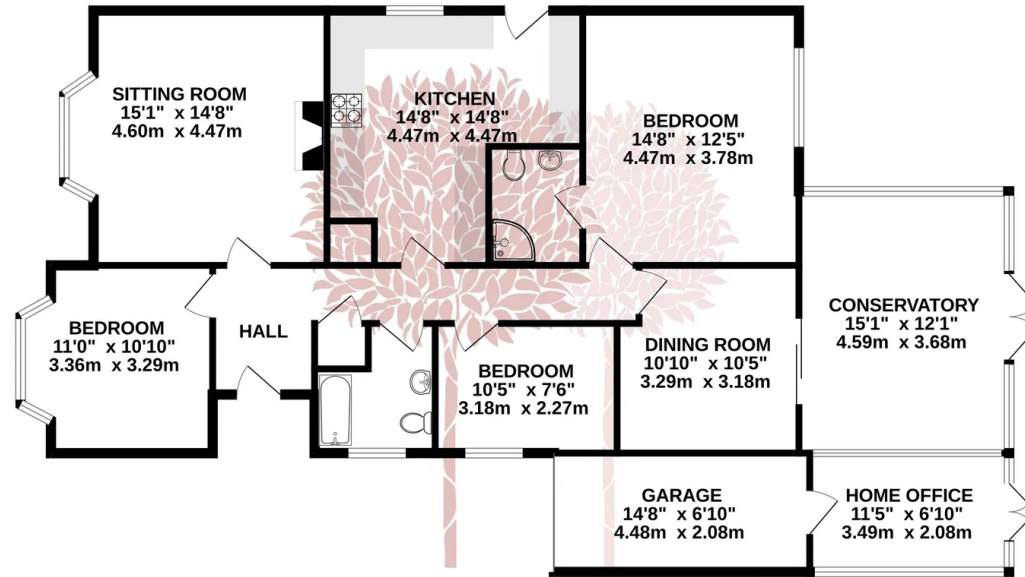
To the rear of the house is a low maintenance and fully fully enclosed garden which is partially laid to lawn and partially laid to patio. Not only does it enjoy excellent privacy it also enjoys a delightful Westerly facing aspect with flower bed borders and a number of small trees and shrubs. To the rear of the garage is handy and versatile room which could be a hobby room, utility room or office which has an internal door to the garage.



What we love about this property... The immaculate, turn-key presentation combined with a private west-facing garden and flexible living spaces makes this a wonderfully easy home to move straight into and enjoy from day one.



GROUND FLOOR
1413 sq.ft. (131.3 sq.m.) approx.



TOTAL FLOOR AREA : 1413 sq.ft. (131.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Situation: Nailsea is a suburban town of North Somerset, approximately 8 miles (13 km) southwest of Bristol. The town was an industrial centre based on coal mining in the 16th century and glass manufacture from 1788, which have now been replaced by service industries. The surrounding North Somerset Levels has wildlife habitats and Bucklands Pool/Backwell Lake is a Local Nature Reserve. The well populated town centre includes two major supermarkets, high street banks, coffee shops and a leisure centre. Nailsea is close to the M5 motorway at junction 20, and Bristol International Airport at Lulsgate is 7 miles distant. The airport serves both domestic and international routes, and is one of EasyJet's hub airports. Secondary education is provided by Nailsea School (rebuilt as an Academy in 2009), and primary education by St Francis School, Grove School, Kingshill School and Golden Valley. Churches include the 14th-century Holy Trinity Church and Christ Church, which was built in 1843.

Directions: Approaching the property from the direction of Queens Road turn onto Hannah More Road and turn left onto St Mary's Road then right onto the Uplands where 35 can be found on your right hand side.
What3Words: ///slide.hush.ample

Material Information: This property operates on gas central heating. Council tax band: C EPC Rating: C

