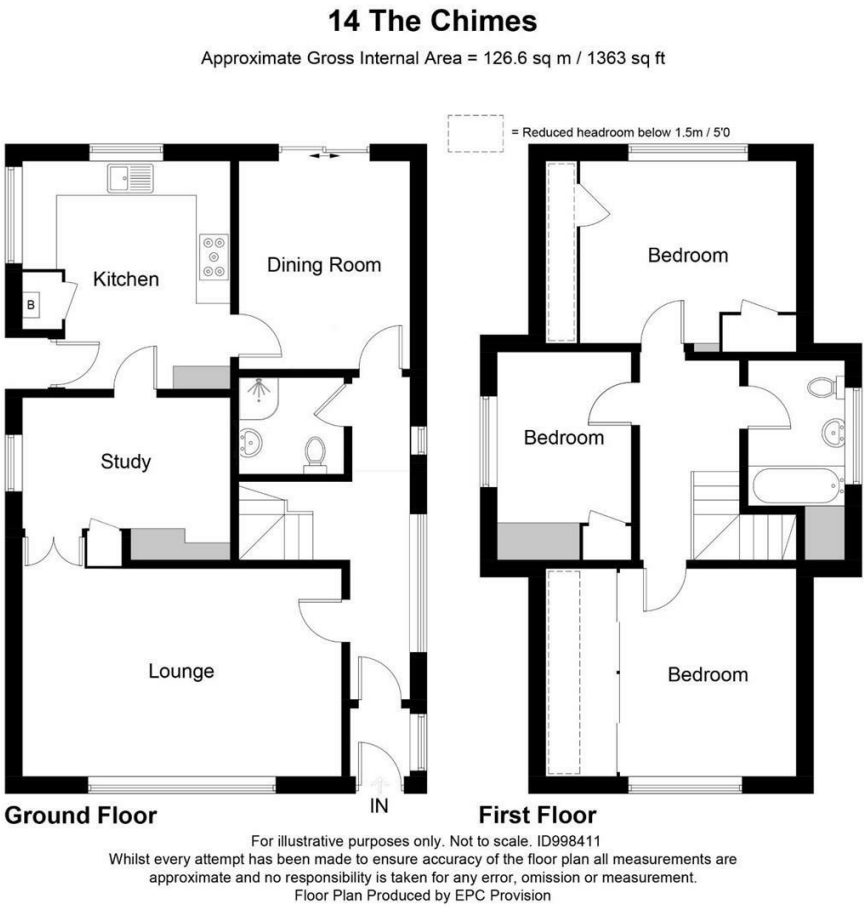


excess of 110 feet in length, being predominately laid to lawn and boasting many fine specimens of trees and shrubs. Within its well-stocked borders, one will find a wide variety of plants including rhododendrons, azaleas, rose bushes, flowering cherry trees, philadelphus and many other established perennial plants. There is a patio area, shaded by a magnificent copper-leaved Acer tree providing contrast and colour in the summer and a Bramley apple tree. Cold water tap. Side access leads you back to the front. Enclosed by timber panel fencing. Greenhouse.



**Garage**  
Accessed via an up and over door. Light and power connected. Pedestrian door. Wall mounted consumer unit.



**Tenure:** Freehold  
**Floor area:** 1363.00 sq ft  
**Tax Band:** E

**Local Authority:** North Somerset  
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



**Ginos Estate Agents**  
6 Ryves Vale, Tickenham, BS21 6FZ  
T. 01275 540 176 | sales@ginosproperties.co.uk  
ginosproperties.co.uk



**Gino's Estate Agents**



**14 The Chimes, Nailsea, North Somerset, BS48 4NH**  
**£525,000**

A delightful 3 Bedroom detached, chalet style family home which enjoys a very rare, large rear garden ideal for garden lovers located in a favoured and quiet cul de sac in the 'Old Church' part of Nailsea, situated only a short distance from the Cricket ground, Hannah More & The Grove schools and local stores. This glorious home not only offers well-proportioned rooms but it well presented throughout with the added bonus of a ground floor Shower Room and in brief, the light and airy accommodation briefly comprises: Entrance Porch, Entrance Hall, Shower Room, Lounge, Study, Kitchen and Dining Room. On the first floor there are 3 Bedrooms and a Family Bathroom whilst externally there are Gardens to the front and rear - the latter being incredibly special, along with a block paved driveway and garage. EPC rating - D.



Ground Floor

Entrance Porch

Entered via a UPVC double glazed door. UPVC double glazed window to the side. Tiled flooring. A further glazed wooden door leads you into the Entrance Hall.

Entrance Hall

UPVC double glazed picture window to the side. Stairs ascending to the first-floor accommodation with open space beneath. Radiator, laminate flooring and useful storage cupboard.

Lounge

18'3" x 13'6" max (5.56m" x 4.11m" max)



A lovely sized, light room with UPVC double glazed window to the front. Open fire with tiled hearth and surround. Ceiling coving, radiator, TV and telephone points. Glazed wooden doors to the Study.



Study

12'4" x 7'10" (3.76m" x 2.39m")  
This room is nestled between both the Lounge and kitchen. UPVC double glazed floor to ceiling window to the side. Radiator, ceiling coving, laminate flooring and telephone point. Glazed wooden to the Kitchen.

Dining Room

11'9" x 9'10" (3.58m" x 3.00m")



Double glazed sliding doors to the rear garden. Ceiling coving, radiator, ceiling spotlights and Laminate flooring.

Kitchen

12'10" x 11'10" (3.91m" x 3.61m")



Fitted with a range of wall and base units with a solid granite worktop surface with a double sink bowl drainer with mixer tap in stainless steel. Fitted range cooker with extractor hood over. Space for an undercounter Fridge and integral dishwasher. Travertine flooring. Useful storage cupboard which houses the wall mounted Worcester combination gas boiler. Space and plumbing for a washing machine under. UPVC double glazed windows to both the front and side and door to the side. Ceiling coving, spotlights, and radiator. Door to the Dining Room,



Shower Room



Fitted with a modern white suite comprising: Tiled shower quadrant with thermostatically controlled shower over. Low level close coupled wc and vanity unit with inset wash hand basin. Radiator, ceiling spotlight, extractor fan and LVT flooring.

First Floor Landing

Access to the insulated loft. Doors to all Bedrooms and Bathroom.

Bedroom 1

12'3" x 10'3" to wardrobe (3.73m" x 3.12m" to wardrobe)



UPVC double glazed window to the front. Fitted with an extensive range of built in wardrobes accessed via sliding mirror fronted doors provides plenty of storage accessed. Radiator. TV point.

Bedroom 2

12'4" x 10'7" (3.76m" x 3.23m")



UPVC double glazed window to the rear garden enjoying a fantastic outlook over the garden. Built in storage cupboard. There is also an additional eaves storage cupboard with light. Radiator.

Bedroom 3

9'10" x 7'8" (3.00m" x 2.34m")



UPVC double glazed window to the side. Radiator. Useful storage cupboard.

Family Bathroom

8'4" x 4'8" (2.54m" x 1.42m")



Fitted with a white suite comprising: Panelled bath with glass screen and thermostatically controlled shower over. Low level close coupled wc and pedestal wash hand basin. Heated towel rail, Travertine flooring, ceiling coving and UPVC double glazed window to the side.

Front Garden

A block paved driveway provides off road parking for 3 cars. There is an area laid to lawn with planted shrubs and flower beds. Part enclosed on both sides by fencing. Access to the garage.

Rear Garden



What a fantastic garden! A true gardener's delight. The mature garden extends in