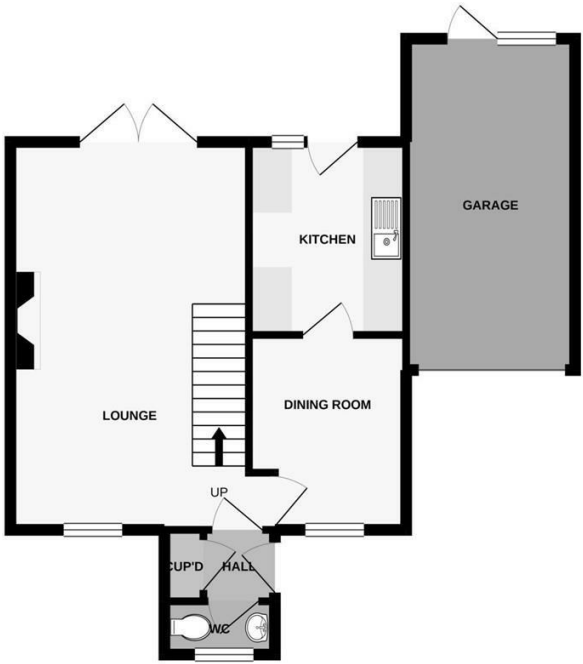


Rear Garden

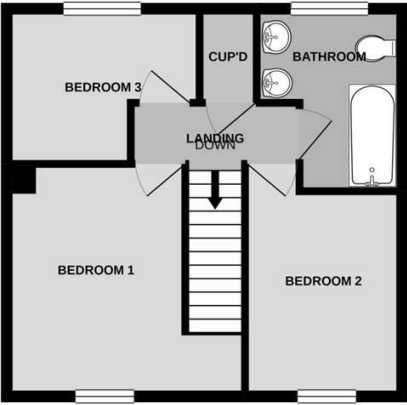


A nice sized & private rear garden which consists firstly of a paved patio area which spans the width of the property, leading onto the main area which is laid to lawn with a variety of mature and established shrubs and hedgerow. Enclosed by a combination of timber panel fencing and walling. Outside water tap. Side access.

GROUND FLOOR
563 sq.ft. (52.3 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA: 953 sq.ft. (88.5 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.
Made with Metroplex 5/2021

Tenure: Freehold
Floor area: 925.70 sq ft
Tax Band: D

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.



Front & Side Garden

A generous lawned frontage which continues around to the side. Tarmac driveway provides off-road parking.

Garage

16'8" x 8'6" (5.10m x 2.60m)
Accessed via an up & over door. Light and power connected.
Pedestrian door. The combination boiler can be found here.

Gino's Estate Agents



1 Sedgemoor Close, Nailsea, North Somerset, BS48 4YR

£389,995

A modern 3 Bedroom link detached home with attached garage, situated in a highly favoured location on the corner of The Perrings & Sedgemoor Close, close to the lovely walks over the fields & farmland of Morgan's Hill. Benefitting from lovely gardens with potential to extend (subject to planning consent), a modern Kitchen & Bathroom, this fabulous home has been updated in recent years to boast a light, bright and spacious property ready for any new buyer to move straight in. In brief, the layout comprises; Entrance Hall, Cloakroom, Lounge, Dining Room and Kitchen. On the first floor there are 3 Bedrooms and a Family Bathroom whilst externally there is a single garage, a tarmac driveway for 2 cars and gardens to the front, side and rear. EPC rating - D.

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



Entrance Hall



Entered via a UPVC double glazed door. Useful storage cupboard. Door to the Cloakroom and opening to the Lounge.

Cloakroom

Fitted with a suite comprising: Low level wc and wash hand basin. Radiator. Chrome heated towel rail. UPVC double glazed window to the front.

Lounge

19'6" x 12'0" (5.96m x 3.66m)



A delightfully spacious, light and bright room with double doors opening onto the rear patio & garden. TV point, 2 radiators & stairs ascending to the first-floor accommodation.



Dining Room

9'4" x 7'11" (2.86m x 2.43m)



UPVC double glazed window to the front. TV point, radiator & door to the Kitchen.

Kitchen

9'9" x 7'11" (2.98m x 2.43m)



Fitted with a modern range of wall & base units with roll edge worksurfaces over and tiling to splashback. Inset stainless steel sink with drainer and mixer tap. Space for a cooker with extractor hood over. Space and plumbing for an upright fridge freezer and washing machine. UPVC double glazed window & door to the rear garden.



First Floor Landing

Access to the partially boarded loft via a pull-down loft ladder. Generously sized storage cupboard. Doors to all Bedrooms and Bathroom.

Bedroom 1

11'8" x 8'11" (3.58m x 2.74m)



UPVC double glazed window to the front. Useful wardrobe recess. Radiator.

Bedroom 2

10'3" x 8'0" (3.14m x 2.45m)



UPVC double glazed window to the front. Radiator.

Bedroom 3

9'8" x 7'6" max. (2.97m x 2.29m max.)



UPVC double glazed window to the rear. radiator.

Family Bathroom



Fitted with a white suite comprising: Panelled bath with glass screen and thermostatically controlled shower over. Dual, floating wash hand basin & low level close coupled wc. Chrome heated towel rail. UPVC double glazed window to the rear.

