



**Tenure:** Freehold

**Floor area:** 732.00 sq ft

**Tax Band:** D

**Local Authority:** North Somerset

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**4 Falmouth Close, Nailsea, BS48 2UP**

**£425,000**

An immaculately presented 3 Bedroom detached property located in a quiet and sought after cul de sac in the ever popular 'Trendlewood' area of town. The family home has been modernised and updated to an extremely high standard and is a ready for a new owner to move in and put their feet straight up. The UPVC double glazed and gas central heated property comprises: Entrance Hall, Living Room and Kitchen/Dining Room. Upstairs are 3 well balanced Bedrooms and Bathroom. Immaculate gardens to the front and rear along with a detached garage and parking. EPC rating - C.

## Entrance Hall

Entered via a UPVC double glazed door. Stairs ascending to the first floor accommodation.

## Sitting Room

14'9" x 11'5" (4.50m" x 3.48m")



UPVC double glazed window to the front. Feature fireplace with inset electric fire. Ceiling coving, radiator and TV point. Door to the Kitchen/Dining Room.



## Kitchen/Dining Room

14'9" x 10'1" (4.50m" x 3.07m")



Fitted with a modern range of wall and base units with roll edge worksurfaces and tiling to splashback. Fitted double electric

oven and hob with extractor over. Inset sink with drainer and mixer tap. Space and plumbing for an upright fridge freezer, washing machine and dishwasher. Ceiling spotlights, radiator, ceiling coving and space for a table. UPVC double glazed window and French doors to the rear garden.



## First Floor Landing

Doors to all Bedrooms and Bathroom. UPVC double glazed window to the side.

## Bedroom 1

14'1" x 9'0" (4.29m" x 2.74m")



UPVC double glazed window to the front. Radiator. Ceiling coving.

## Bedroom 2

9'5" x 9'0" (2.87m" x 2.74m")



UPVC double glazed window to the rear. Radiator. Ceiling coving.

## Bedroom 3

9'6" x 6'7" (2.90m" x 2.01m")

UPVC double glazed window to the front. Radiator. Ceiling coving.

## Bathroom



Fitted with a white suite comprising: Tiled bath with thermostatic shower over. Low level close coupled wc and vanity unit with inset wash hand basin. Radiator. Extractor fan. UPVC double glazed window to the rear.

## Rear Garden



Fully enclosed by timber panel fencing, the garden firstly consists of a paved patio leading onto the main area that is laid to lawn. To the side of the property is the single garage.

\*Garden office not included in sale price\*

## Front Garden

Tarmac driveway provides off-road parking. Side access to the rear garden.

## Garage

Accessed via an up and over door. Light and power connected. Pedestrian door.