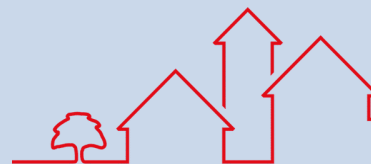




**27 The Bramleys, Nailsea**

Guide Price **£480,000**



**Parker's**

Estate Agents & Property Lettings



## 27 The Bramleys

### Nailsea, Bristol

This superb three bedroom detached family home is offered to the market with no onward chain and presents a rare opportunity, coming to market for the first time since its construction in 1971. Situated in a quiet cul de sac on the western edge of town, the property occupies a glorious corner plot with well spaced neighbouring homes. The light and airy reception hall welcomes you into this well presented and much loved home with accommodation briefly comprising; cloakroom, dual aspect sitting/dining room, kitchen/breakfast room, three double bedrooms and family shower room. The property is well placed for access to local schools, shops, public transport routes and the nearby countryside, this home offers a wonderful blend of town convenience and semi rural tranquillity.

The outside space is a particular feature of this home, with a large expanse of lawn wrapping around the front and side, creating an impressive frontage and offering ample opportunity to extend (subject to the relevant planning permissions). An extensive tarmac driveway provides off street parking for several vehicles and leads to a detached garage, which is equipped with power. The fully enclosed, secure rear garden enjoys a high degree of privacy and sought after West facing aspect. This well maintained plot offers both immediate enjoyment and exciting potential for future enhancement, making it an ideal choice for families and keen gardeners alike.

## 27 The Bramleys

Nailsea, Bristol

### **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.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D



### Reception Hall

Entered via UPVC double glazed door with large obscured glazed panel allowing lots of natural light. Stairs rising to first floor accommodation. Radiator and doors to; Cloakroom, Sitting/Dining Room and Kitchen/Breakfast Room.

### Sitting/Dining Room

Fabulous dual aspect room with UPVC double glazed window to front and UPVC double glazed sliding patio door opening on to the rear garden. Feature fireplace with inset coal effect gas fire. Two radiators.

### Kitchen/Breakfast Room

Fitted with a range of wall and base units with complimentary work surfaces over. inset stainless steel sink and drainer with mixer tap and tiled splash backs. Built in electric oven and gas hob with extractor over. Spaces for washing machine, dishwasher and fridge/freezer. Wall mounted 'Worcester' combi boiler. Vinyl floor covering. UPVC double glazed window to rear and UPVC double glazed door to side.

### Cloakroom

Tiled and fitted with a white suite comprising; low level W.C and vanity unit with inset basin. Radiator, vinyl floor covering and extractor. UPVC double glazed window to side.

### Bedroom 1

Extensive range of fitted wardrobes. Radiator. UPVC double glazed window to rear with far reaching views.

### Bedroom 2

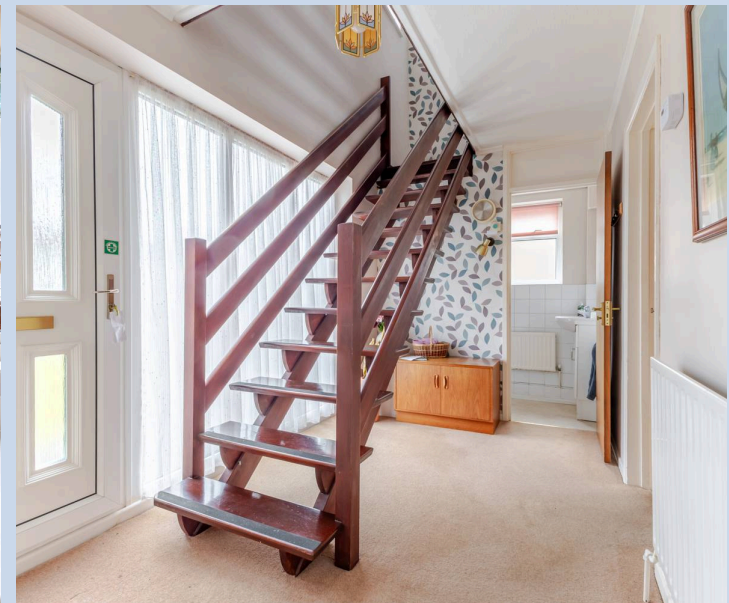
Radiator. UPVC double glazed window to front enjoying an open aspect.

### Bedroom 3

Radiator. UPVC double glazed window to rear.

### Family Shower Room

Tiled and fitted with a white suite comprising; large shower cubicle with wall mounter electric shower plus a range of vanity units with inset basin and concealed low level W.C. Heated towel rail and vinyl floor covering. UPVC double glazed window to rear.





### Front Garden

A large expanse of lawn encompasses the front and side of the property with an extensive Tarmac driveway leading to the garage, and providing ample off street parking spaces.

### Rear Garden

Larger than average, this generous garden enjoys a West facing aspect and a good deal of privacy. Enclosed timber panel fencing, brick wall and natural hedging, the area is predominantly laid to lawn with a paved patio, two specimen trees and shaped well stocked bed. Outside tap and gated access to front.

### Garage

#### Single Garage

Up and over door to front and UPVC double glazed pedestrian door to rear. Power connected.

### Driveway

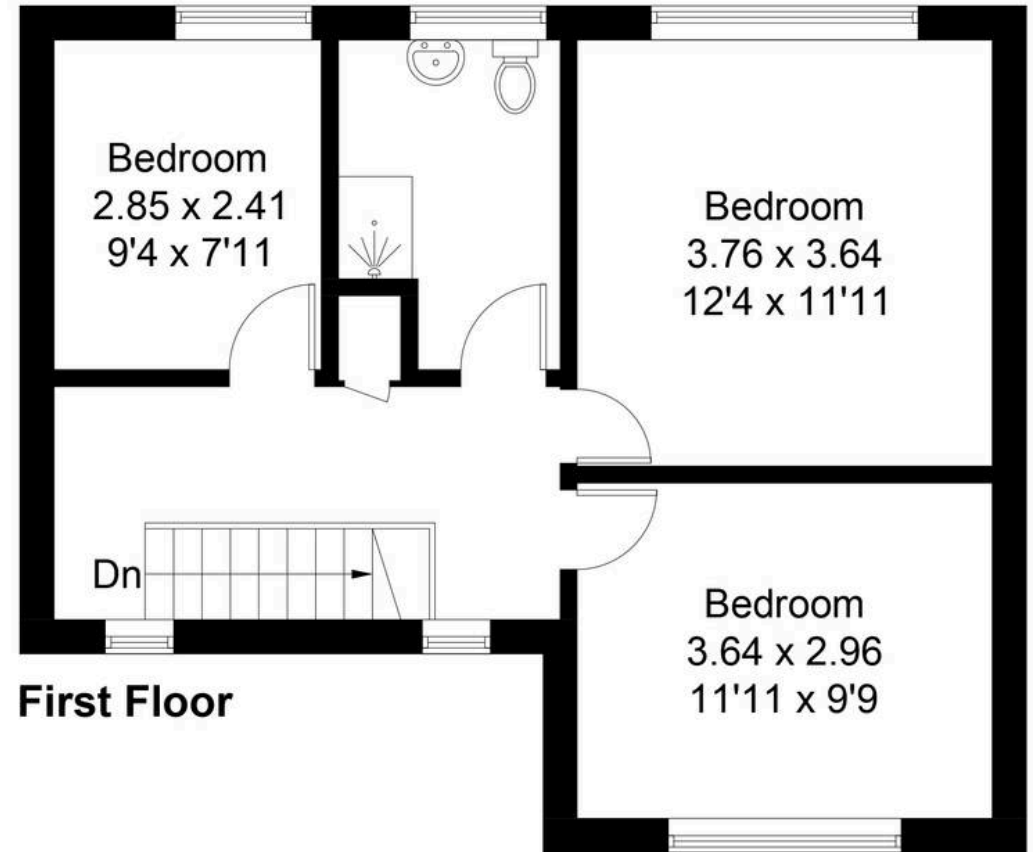
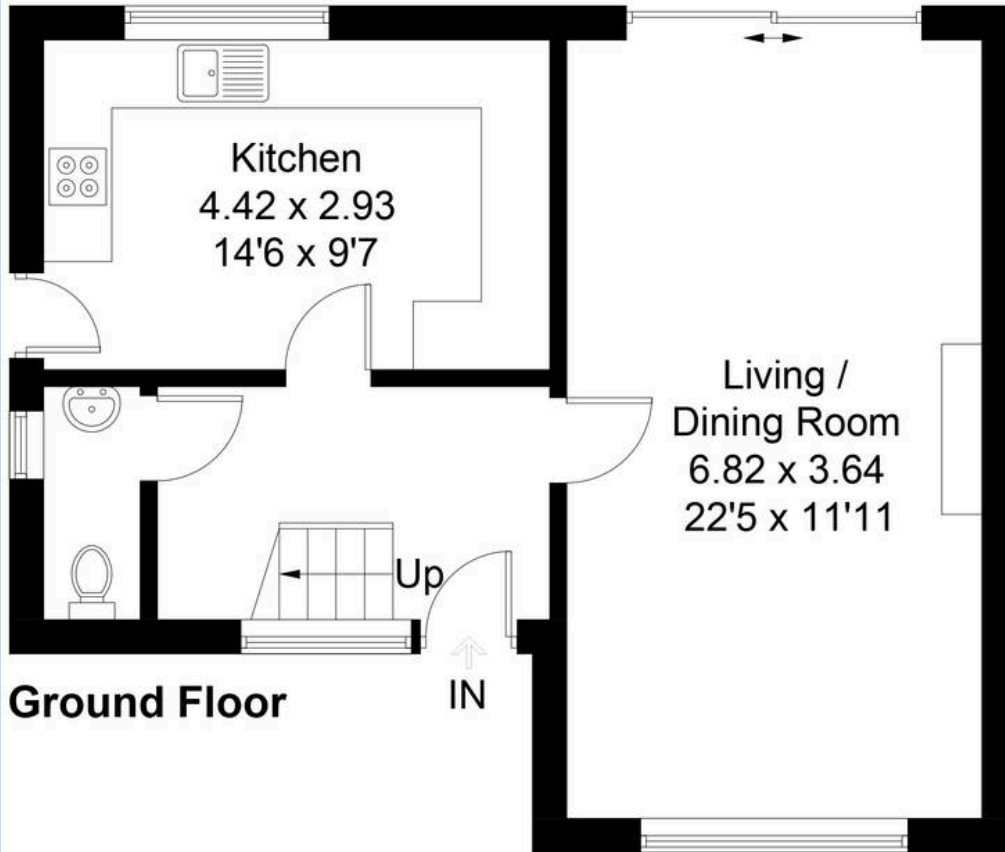
4 Parking Spaces





# 27 The Bramleys

Approximate Gross Internal Area = 97.5 sq m / 1049 sq ft



For illustrative purposes only. Not to scale. ID1311979  
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.  
Floor Plan Produced by EPC Provision



## Parker's Estate Agents

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### 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.

