

North Lane, Nailsea - a spacious bungalow offering modern comfort in Nailsea's desirable West End

Nailsea - From £424,950

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A well presented 2 double bedroom, 2 bathroom individual detached bungalow standing at the head of a quiet lane towards the western edge of Nailsea in a level position that is within easy reach of local amenities and picturesque open countryside on the edge of the town.

Very few individual bungalows have been built this century in Nailsea and so this property built in 2011 by a respected local building company is a rare find. The property is discreetly positioned in one of the town's oldest lanes, on the edge of the historic Old Village.

Set well away from passing traffic and enjoying a pleasing sense of privacy, the property is nevertheless remarkably convenient. Everyday amenities in North Street and Hannah Moor Road are within easy reach, while open countryside can be accessed on foot within moments, creating an excellent balance between town and country living.

The bungalow has been well maintained since new and was finished to a high standard throughout, with particular attention given to comfort, energy efficiency and ease of maintenance. Excellent levels of insulation, efficient gas central heating with a combination boiler, high-performance uPVC double glazing and low-maintenance external finishes all contribute to a home designed for straightforward modern living.

A broad veranda-style entrance porch shelters the front door, which opens into a welcoming central hall. Traditional panelled doors, moulded skirtings and architraves introduce a smart finish that continues throughout the accommodation. A useful full-height storage cupboard is provided, together with access to the large fully insulated loft.

The living room is a particularly attractive and generously proportioned reception space, positioned to take full advantage of the sunny southerly outlook via the conservatory across the rear garden. French doors, flanked by matching glazed panels, introduce excellent natural light and open to the conservatory that creates an easy connection between the bungalow and garden.

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Adjoining the living room is the well-appointed kitchen fitted with an attractive range of wall and base units complemented by generous work surfaces and tiled finishes. Integrated appliances include a dishwasher, washing machine and fridge freezer, while a gas hob, electric double oven and chimney-style cooker hood complete the arrangement. Recessed lighting and an outlook across the rear garden add to the bright and contemporary feel.

There are two comfortable double bedrooms, both positioned to the front of the bungalow. The principal bedroom benefits from an en-suite shower room, which is finished with natural stone-style ceramic tiling and includes a generous shower enclosure, wash basin, WC and heated towel rail.

The second bedroom is also well proportioned and again offers an outlook to the front.

A full bathroom completes the accommodation and is again attractively finished, with a classic white suite including a panelled bath with thermostatically controlled shower above, wash basin and WC. Natural stone-style wall and floor tiling, recessed lighting and a heated towel rail provide a smart and coordinated finish.

Outside

The approach creates an excellent first impression, with an impressive stone-pillared entrance opening onto a private forecourt with contrasting block-paved edging. There is ample space for parking and manoeuvring, while a paved pathway leads to the covered entrance.

The frontage is pleasantly screened by fencing and walling, with an attractive section of traditional Nailsea stone wall adding character and helping the property sit comfortably within its established surroundings.

A gated side pathway leads through to the level south-facing rear garden. Designed to be both attractive and manageable, the garden includes a paved terrace immediately adjoining the bungalow, providing an ideal setting for outdoor dining and relaxation.

Natural stone walling to one side and timber fencing provide a good degree of privacy, while the southerly aspect ensures the garden enjoys plenty of sunshine.

The Location

Nailsea remains affectionately known by many as “the village”, yet today offers all the convenience of a thriving North Somerset town. This particular position is especially appealing, being close to the historic Old Village and conservation area while also providing almost immediate access to open countryside.

The town offers a comprehensive range of everyday amenities, including supermarkets and independent shops, health centres, dental practices, a library, cafés and other services.

For commuters, Nailsea is exceptionally well placed. Bristol lies approximately eight miles away, while Nailsea & Backwell railway station provides regular local and intercity services, making the town a popular choice for those seeking excellent communications together with a more relaxed residential setting.









The combination of a peaceful position, southerly garden, modern low-maintenance construction and convenient access to both local amenities and countryside makes this a particularly appealing bungalow in one of Nailsea's most established settings.

Energy Performance

The bungalow has been assessed as a very good EPC Band B rating of B(83).

Services and Outgoings

All mains services are connected. FTTP and FTTC broadband services are available, with download speeds of up to 1Gb or faster. Cable TV, broadband and telephone services are also available. Gas-fired central heating. uPVC double glazing. Council Tax Band D.

Construction & Mortgages

The property is of standard traditional construction and is therefore fully mortgageable. For more information about mortgages, please call us and we will be pleased to arrange free, impartial whole-of-market mortgage advice.

Viewing

By appointment with the Sole Agents, Hensons.

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N.B. The agent has not tested any apparatus, equipment, fixtures, fittings or services and therefore cannot verify that they are in working order or connected. Buyers are advised to obtain appropriate verification from their solicitor, surveyor or other suitably qualified professional.

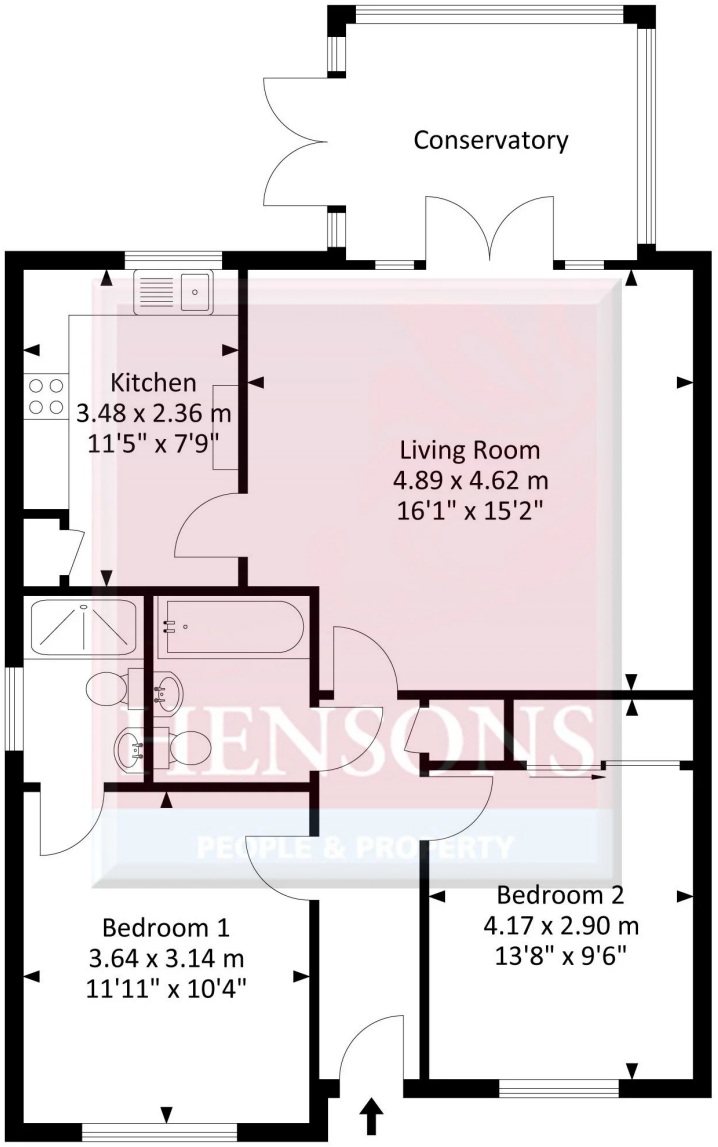
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For further information regarding planning requirements or development potential, an appointment can be arranged with our fully qualified planning consultant; a charge may apply for this service.

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Ground Floor

HENSONS
Ivy Court, 61 High Street, Nailsea, Bristol, BS48 1AW
Telephone: 01275 810030
Email: info@hbe.co.uk
www.hbe.co.uk