



23 Spindleberry Grove, Nailsea

Guide Price £585,000



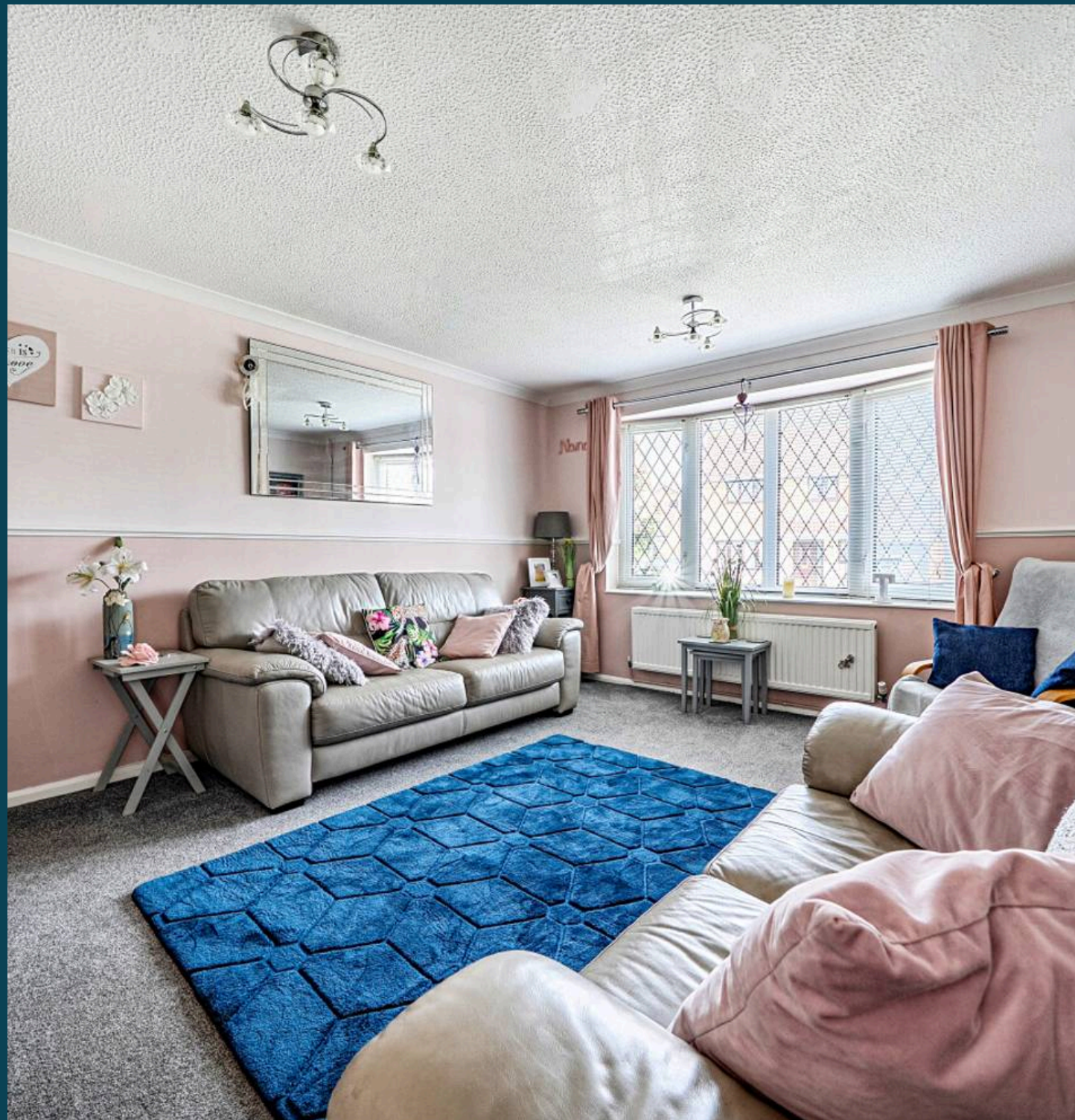
23 Spindleberry Grove

Nailsea, Bristol

Situated on Spindleberry Grove, a sought after cul de sac within Nailsea's popular Trendlewood area, this substantial five bedroom detached home offers almost 1,600 sq ft of well planned accommodation. Extended to provide additional space, this much loved family home occupies an attractive position set back from the road.

To the front is a pretty garden, two parking spaces and access to the integral garage with an electric door. A useful entrance porch provides shelter on wet days and opens into the hallway, where there is a downstairs WC and a storage cupboard.

To the right is a cosy sitting room featuring a bay window. Beyond this is a separate dining room with French doors opening directly onto the rear garden, creating an ideal space for family meals and entertaining.



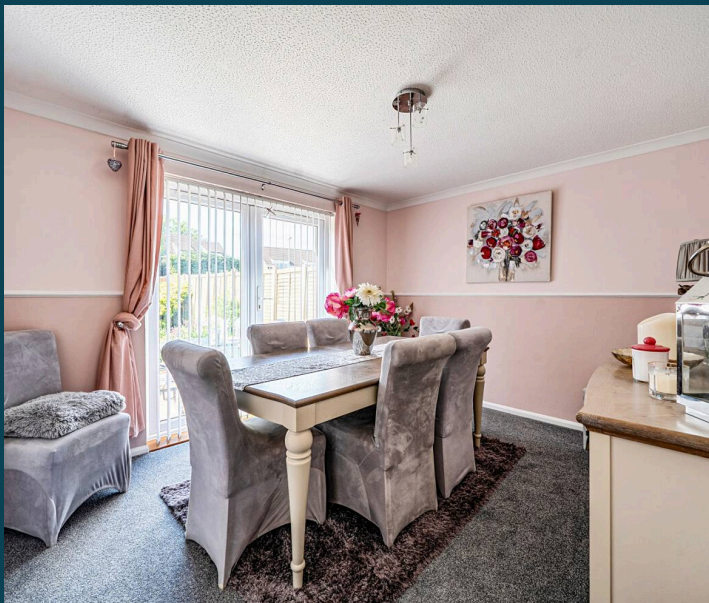


A space for everyday living

A kitchen and breakfast room connected to the garden

The well equipped kitchen includes integrated appliances, a gas hob and views across the garden. Alongside it, the breakfast room provides a relaxed space for morning coffee or informal meals, with French doors opening outside.

There is also direct access to the integral garage. Subject to the necessary consents, the kitchen and breakfast room could potentially be combined to create one larger open plan space.



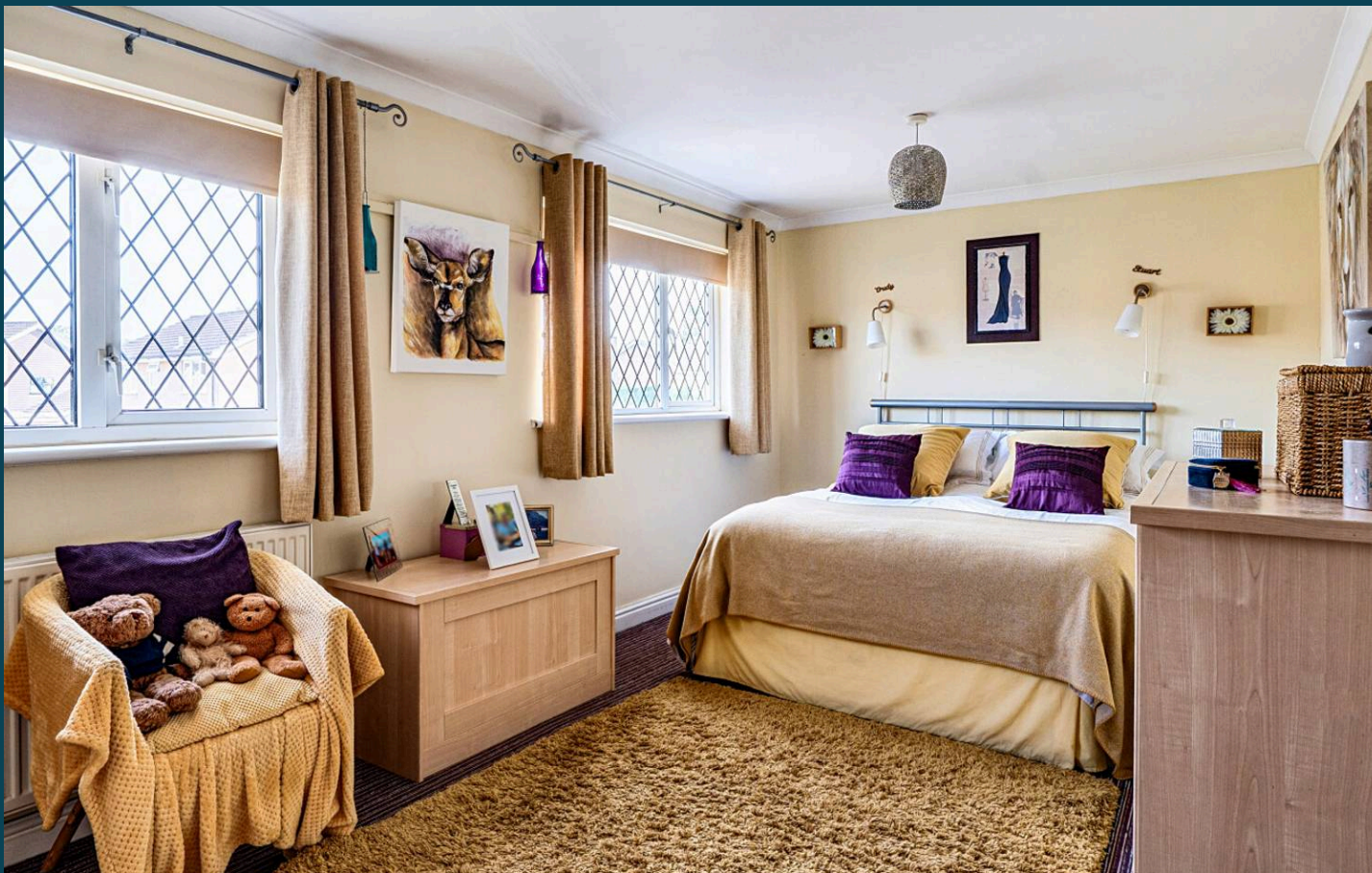
A garden with room to grow

Carefully tended with further potential

The rear garden is a particular delight, with a lawn, colourful planted borders and a patio directly outside the house for dining and relaxation. There is also a storage shed and useful side access.

We understand that an additional area of land to the side could be incorporated to create a considerably larger garden. Due to a covenant restriction, it would need to be enclosed by a hedge rather than fencing, but it offers valuable potential for the next owners.



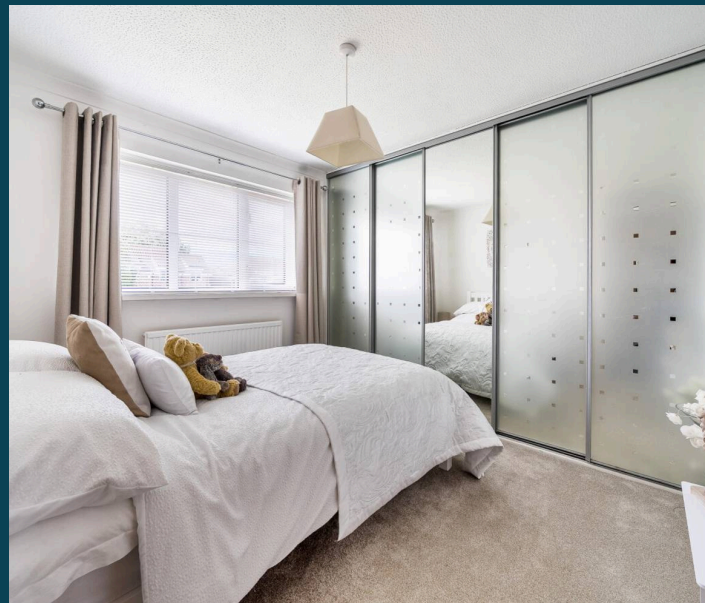
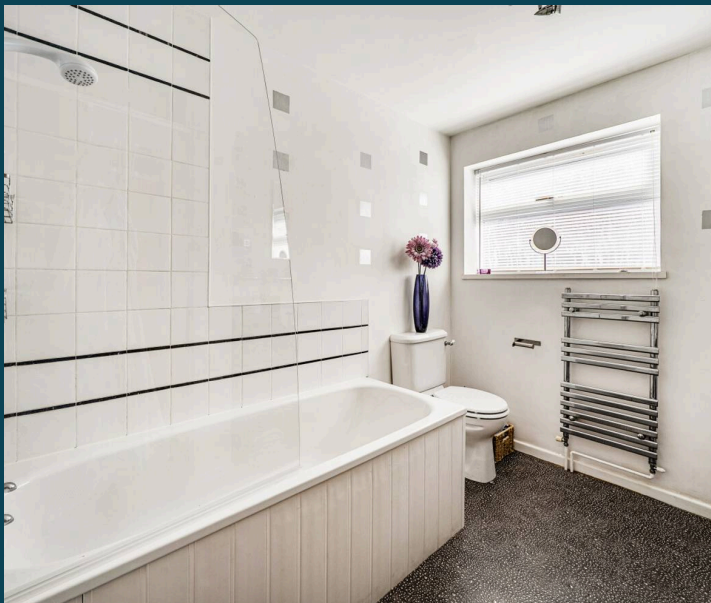


Room for everyone

Five bedrooms, an ensuite and flexible family space

Upstairs, a spacious landing leads to five bedrooms. The principal bedroom is an excellent size and provides a peaceful retreat, complete with its own ensuite shower room.

There are two further double bedrooms and two single bedrooms, offering flexibility for children, guests or those working from home. A family bathroom completes the first floor accommodation.



A well connected location

Countryside walks, local amenities and excellent transport links

Trendlewood is one of Nailsea's most popular residential areas, particularly with families. Countryside walks, open fields and a network of footpaths are nearby, while local shops, supermarkets and leisure facilities are all within easy reach.

Families are well served by highly regarded schools in Nailsea and neighbouring Backwell. Nailsea and Backwell railway station provides direct services to Bristol, Bath and beyond, making this an excellent location for commuters.

Material Information:

Council Tax band: E

Tenure: Freehold

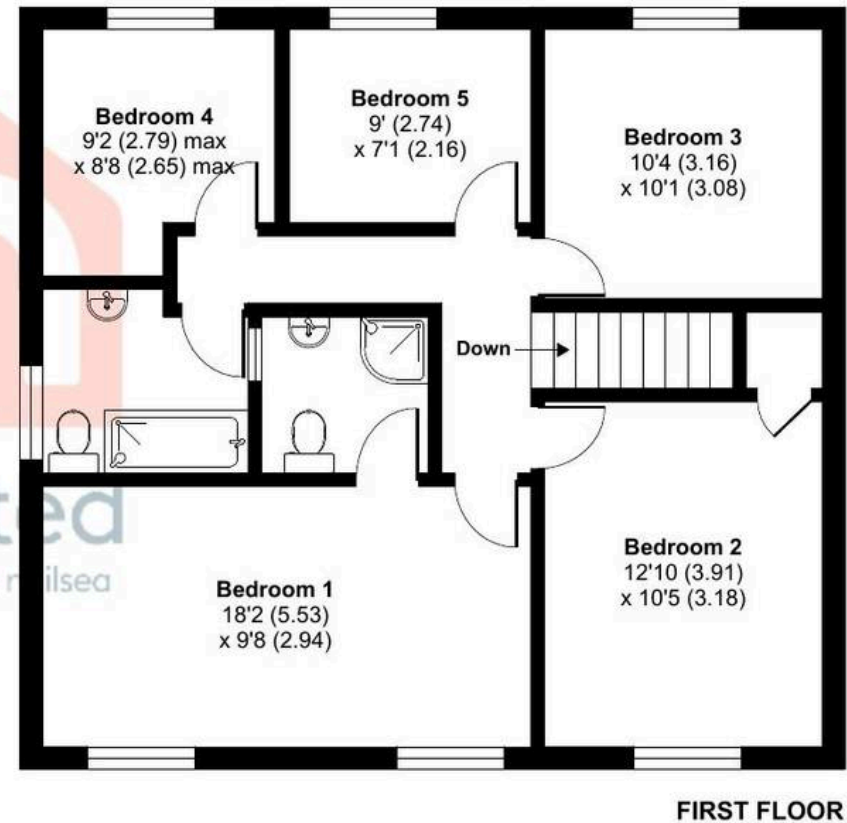
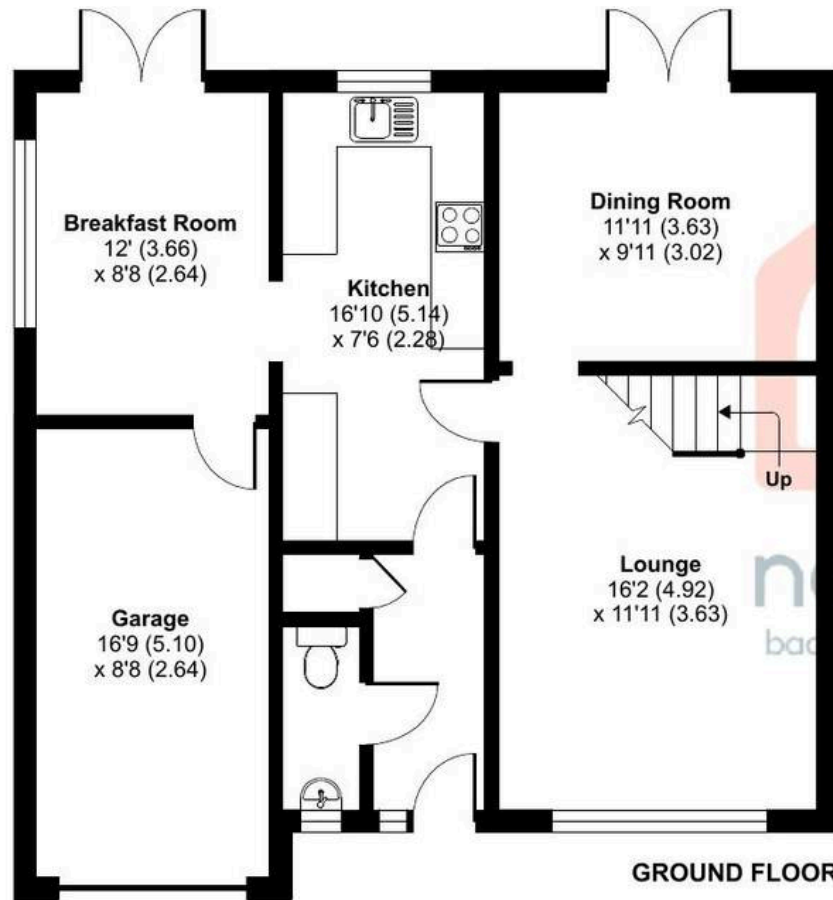
EPC Energy Efficiency Rating: D



Spindleberry Grove, Nailsea, Bristol, BS48

Approximate Area = 1568 sq ft / 145.7 sq m

For identification only - Not to scale





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