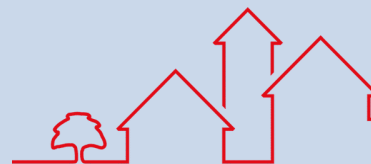




**8 Union Street, Nailsea**  
**£625,000**



**Parker's**

Estate Agents & Property Lettings



## 8 Union Street

### Nailsea, Bristol

Nestled within the conservation area of Old Nailsea, this unique semi detached family home offers an impressive 1,862 square feet of flexible accommodation, set within a private and exclusive development of just three properties. The property was completely transformed and refurbished in 2018 to an exceptionally high standard, resulting in a stylish and contemporary home that is perfectly suited to modern family living. The welcoming reception hall leads to a stunning kitchen/dining/family room, featuring granite work surfaces, integrated appliances and a separate utility room. The generous living spaces include a study, a sitting room, and a versatile playroom or fifth bedroom with a Jack and Jill shower room. Upstairs, you will find four double bedrooms, three of which have fitted wardrobes. The principal bedroom benefits from an en suite shower room, while the remaining bedrooms are served by a modern Jack and Jill shower room. This home is ideally positioned for easy access to local schools, shops, countryside walks and a nearby family friendly pub, making it a superb choice for families seeking both convenience and tranquillity.

The outside space is equally impressive, with access to the development provided via a tarmac driveway with a turning bay and guest parking. Each property enjoys its own block paved driveway, leading to a detached garage with an up and over door and power connected (ideal for storage or workshop use). The front garden is a delightful wild bee and butterfly haven, thoughtfully planted with a rich variety of flowers, grasses and bushes, and enclosed by natural stone walling and hedging. The private, west facing rear garden is fully enclosed by timber panel fencing and stone walling, with

## 8 Union Street

### Nailsea, Bristol

gated access to the driveway. Predominantly laid to lawn, the garden also features a block paved patio and pathway, a further paved patio, a raised decked area with gazebo, and a timber summerhouse. There are a selection of climbing plants, outside sockets, lighting, and an outside tap, providing the perfect setting for outdoor entertaining or relaxation. This exceptional home combines the best of modern living with a peaceful and picturesque setting, making it a rare opportunity in this sought after location.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

### Nailsea:

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.



### Reception Hall

Entered via composite double glazed door with double glazed side panels. Stairs rising first floor accommodation with storage area below. Quality vinyl tiled flooring and radiator. Doors to; Bedroom 5/Playroom, ground floor shower room, Study and Kitchen/Dining/Family Room.

### Bedroom 5/Playroom

Radiator, quality vinyl tile flooring and UPVC double glazed window to front. Door to Jack & Jill style Shower Room.

### Ground Floor Shower Room

Fitted with a white suite comprising; tiled shower quadrant with electric shower, pedestal wash basin and low level W.C. Vinyl tiled flooring, heated towel rail and extractor, Doors to; Bedroom 5/Playroom and Hallway.

### Study

Radiator, quality vinyl tile flooring and UPVC double glazed window to front. Multi pane double doors to Sitting Room.

### Sitting Room

Quality vinyl tile flooring, two upright radiators and UPVC double glazed patio doors to rear garden. Multi pane, double doors to Kitchen/Dining/Family Room.

### Kitchen/Dining/Family Room

This superb room is the heart of the home. Fitted with an extensive range of wall and base units with Granite work surfaces and upstands over. Under hung stainless steel sink with Quooker tap. Solid wood block breakfast bar. Built in electric double oven, five ring induction hob and extractor. Integrated larder fridge and freezer. Integrated dishwasher. Tiled floor with under floor heating throughout the kitchen, seating and dining areas. Radiator. UPVC double windows and patio doors to rear. Door to Utility Room.

### Utility Room

Fitted with a range of base units with roll edge work surfaces over. Inset stainless steel sink and drainer with mixer tap and tiled splash backs. Space for washing machine. Wall mounted 'Worcester' combi boiler. Radiator and tiled floor. UPVC double glazed window to side.







### Landing

A spacious galleried landing with access to boarded loft via fitted ladders. Storage cupboard and UPVC double glazed window to side with fabulous views towards Tickenham hillside. Doors to all Bedrooms and Shower Room.

### Principal Bedroom

A range of fitted wardrobes. Radiator and UPVC double glazed window to front with lovely leafy view. Door to En Suite Shower Room.

### En Suite Shower Room

Fitted with a white suite comprising; shower cubicle with thermostatic shower, pedestal wash basin and low level W.C. Vinyl tile flooring, radiator and extractor. Velux window.

### Bedroom 2

A range of fitted wardrobes. Radiator and UPVC double glazed window to rear, Door to Jack & Jill Shower Room.

### Jack & Jill Shower Room

Particularly spacious and fitted with a white suite comprising; large tiled walk in shower with thermostatic rainfall shower, pedestal wash basin and low level W.C. Heated towel rail and vinyl tile flooring. Velux window.

### Bedroom 3

A range built in wardrobes. Radiator and vinyl tile floor. UPVC double glazed window to front.

### Bedroom 4

Radiator and vinyl tile floor. UPVC double glazed window to rear.



### Front Garden

The access to this exclusive development of just three properties is access over a Tarmac driveway with turning bay and guest parking. each property has its own block paved driveways. There is a delightful 'Bee 7 Butterfly garden which is planted with an abundance of flowers, grasses and bushes. This area is enclosed by natural stone wall and hedging.

### Rear Garden

Fully enclosed by timber panel fencing and natural stone walling with gated access to driveway. Predominantly laid to lawn with block paved patio and pathway and a further paved patio. A raised decked area and gazebo and timber summerhouse. A selection of climbing plants. Outside sockets and outside light.

### Driveway

3 Parking Spaces

Block paved driveway. Outside tap, socket and light.

### Garage

Single Garage

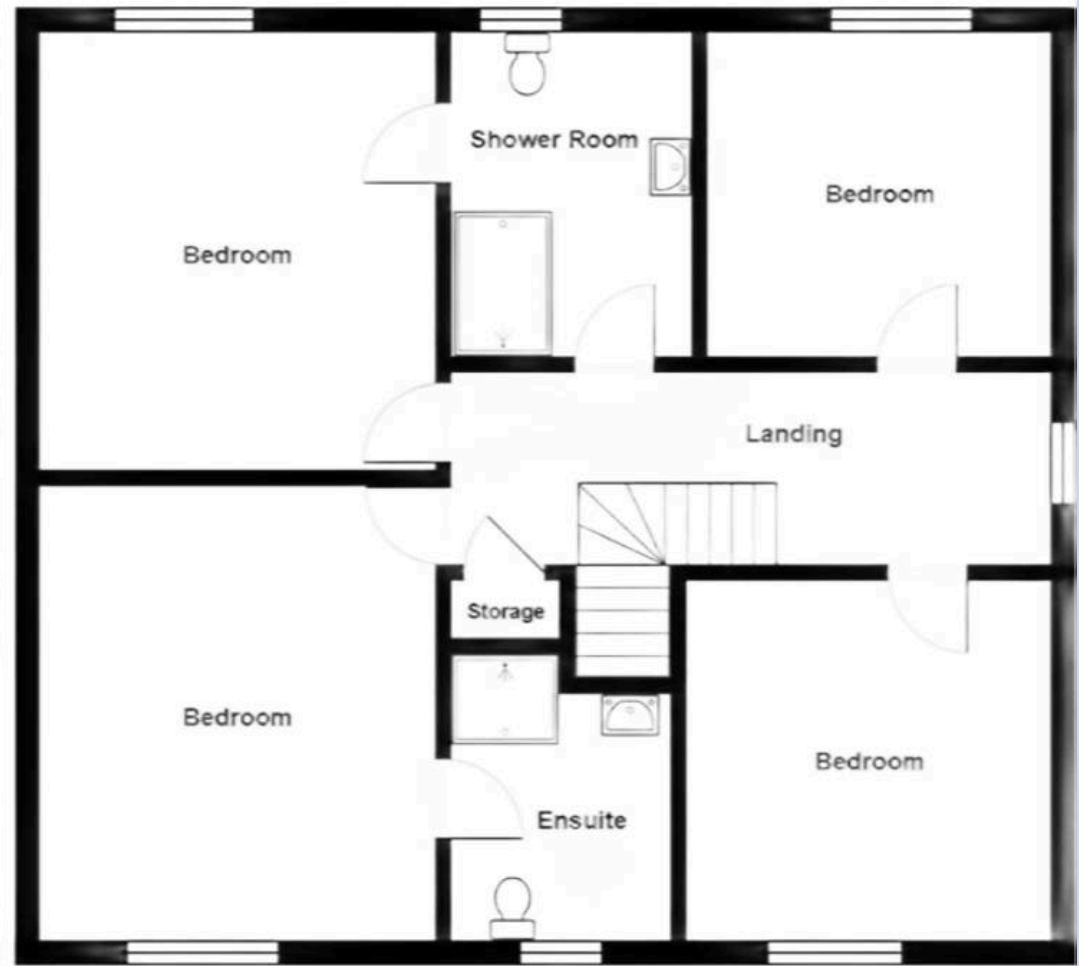
UP and over door to front. Power connected.







Ground Floor



First Floor



## 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.

