

## Rear Garden



Fully enclosed by timber panel fencing with gated side access to front. The mature gardens predominantly comprises level lawn with shrub borders and paved patio. Outside tap and light.



## Front Garden

Enclosed by natural hedging, the impressive frontage is laid to lawn and an extensive block paved driveway, providing parking for several vehicles.

## Double Garage

Two electric roller doors to front. Wall mounted "Potterton" boiler". Lighting and power connected.

### 3 Ash Hayes Road

Approximate Gross Internal Area = 184.5 sq m / 1986 sq ft  
(Including Double Garage)



For illustrative purposes only. Not to scale. ID1263215  
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

**Tenure:** Freehold

**Floor area:** 1986.00 sq ft

**Tax Band:** F

**Local Authority:** North Somerset

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# Gino's Estate Agents



## 3 Ash Hayes Road, Nailsea, BS48 2LP

### £720,000

What a fabulous location for this most impressive, 4 DOUBLE BEDROOM executive family home, which comes to market for the first time since its was built in 1985 by Messers Lovell Homes. Located on one of Nailsea's premier roads, this fine residence is perfectly placed for access to the town centre with its selection of supermarkets, restaurants, nearby leisure centre, local schools, and public transport links, including the mainline train station at Backwell. Offered for sale with no onward chain, this much loved home does require updating throughout maintained home thus creating an incredible opportunity for the new owners to remodel and refurbish to their own taste. The layout briefly comprises; Reception Hall, Cloakroom, Study, Sitting Room, Dining Room, Kitchen/Breakfast Room and Conservatory. On the first floor there are four Bedrooms and two Bathrooms whilst externally there are lovely gardens to the front and rear along with an extensive driveway and integral double garage. EPC rating - C.

### Reception Hall

Entered via UPVC double glazed door with matching glazed side panel. Stairs rise to first floor accommodation. Radiator and vinyl flooring. Doors to Sitting Room, Kitchen/Breakfast Room, Cloakroom and Study.

### Cloakroom

Fitted with a suite comprising; wall mounted basin with mixer tap and tiled splashbacks and low level W.C. Radiator and extractor fan. Vinyl floor covering.

### Study

8'10" x 7'4" (2.69m" x 2.24m")



UPVC double glazed window to front. Radiator and vinyl floor covering.

### Sitting Room

15'1" x 12'2" (4.60m" x 3.71m")



Feature fireplace with inset electric fire and stone surround. UPVC double glazed walk in bay window to front. Radiator and open arch to Dining Room.



### Dining Room

12'2" x 10'0" (3.71m" x 3.05m")



UPVC double glazed French doors and windows to rear. Radiator and door to Kitchen/Breakfast Room.

### Kitchen/Breakfast Room

20'6" x 13'9" (6.25m" x 4.19m")



Fitted with a range of wall and base units with roll edge work surfaces over. Built in electric double oven and electric with extractor over. Integrated fridge freezer. Space for dishwasher, washing machine and upright fridge freezer. Understairs storage cupboard. Two radiators and vinyl floor covering. Two UPVC double glazed windows to rear and door to Conservatory.



### Conservatory

8'8" x 8'2" (2.64m" x 2.49m")

Of dwarf wall and UPVC double glazed construction. Vinyl flooring. UPVC double glazed door to rear and door to Garage.

### First Floor Landing

Loft access. Doors to All Bedrooms and Family Bathroom.

### Main Bedroom

13'9" x 10'11" (4.19m" x 3.33m")



Two double fitted wardrobes. UPVC double glazed window to front and radiator. Door to En-Suite Shower Room.

### En Suite Bathroom

11'0" x 6'2" (3.35m" x 1.88m")



Tiled and fitted with a suite comprising; panel bath with mixer tap and shower attachment, large shower quadrant with thermostatically controlled, mains fed shower, vanity counter with inset basin and mixer tap plus low level W.C. Heated towel rail, shaver point and vinyl floor covering. UPVC double glazed window to front.

### Bedroom 2

12'2" x 10'11" (3.71m" x 3.33m")



A range of fitted wardrobes. Radiator and two UPVC double glazed windows to front.

### Bedroom 3

12'9" x 9'5" (3.89m" x 2.87m")



Radiator and UPVC double window to rear.

### Bedroom 4

12'3" x 7'6" (3.73m" x 2.29m")



Radiator and UPVC double glazed window to rear.

### Family Bathroom



Tiled and fitted with a suite comprising; panelled bath with mixer taps and handheld shower attachment, vanity counter with inset wash basin with mixer tap, bidet and low level W.C. Storage cupboard. Radiator and vinyl floor covering. UPVC double glazed window to front.