

Rear Garden



Fully enclosed by timber panel fencing with gated access to the side and the rear, this fabulous garden offers space and privacy. Predominantly laid to paving for minimal maintenance with shrub and floral borders. There is a seating area with firepit and also a decked area. Outside tap and lighting. Wood store. From the garden you have a very open outlook in both an easterly and southerly direction and is a great spot for families and dog walkers.



Front Garden

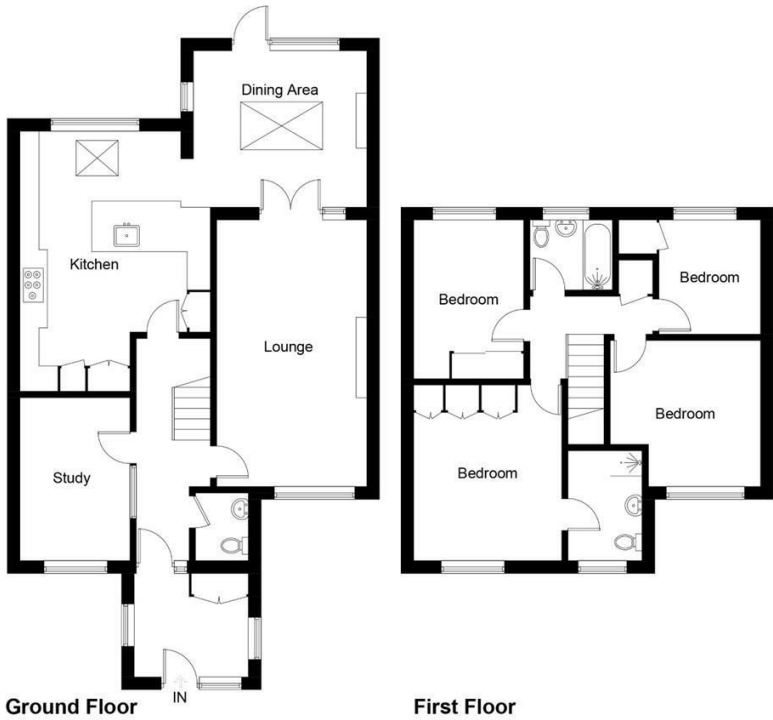
The front garden is also designed for ease of maintenance, with a tarmac and gravel driveway providing off-road parking for numerous vehicles. Side access.

Detached Double Garage

Accessed via 2 up and over electric doors. Light and power connected. Loft storage space. Also with excellent storage and workshop solution for car enthusiasts, complete with bespoke built-in storage and workspace.

4 Oakhill Close

Approximate Gross Internal Area = 154.9 sq m / 1667 sq ft



For illustrative purposes only. Not to scale. ID1249497
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: 1667.00 sq ft
Tax Band: F

Local Authority: North Somerset

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Gino's Estate Agents



4 Oakhill Close, Nailsea, North Somerset, BS48 2SL

£775,000

What an outstanding position for this fabulous four-bedroom, three-reception-room detached family home, situated on the very edge of the highly desirable Trendlewood development in Nailsea. This exceptional property occupies a most enviable setting, backing directly onto the bridle path and open parkland, and enjoying far-reaching views across beautiful countryside. This truly magnificent and immaculately presented home has been extended and remodelled in previous years by the current owners to create a stylish, comfortable, and versatile family residence. The property showcases contemporary features, modern design, and a stunning bespoke fitted kitchen complete with a comprehensive range of integral appliances. Perfectly positioned, the home offers easy access to the mainline train station, highly regarded local schools, and glorious countryside walks. The Festival Cycle Path is close by, ideal for commuting cyclists or weekend explorers alike. The thoughtfully arranged layout briefly comprises: Entrance Porch, Entrance Hall, Cloakroom/WC, Study, Lounge, Kitchen/Dining Room and Family Room. On the first floor there are four generous Bedrooms and two modern Bathrooms, including a luxurious En-Suite to the main Bedroom. The property enjoys beautifully landscaped, low-maintenance gardens to both the front and rear, along with a detached double garage and driveway parking for three to four vehicles, EPC rating - C.

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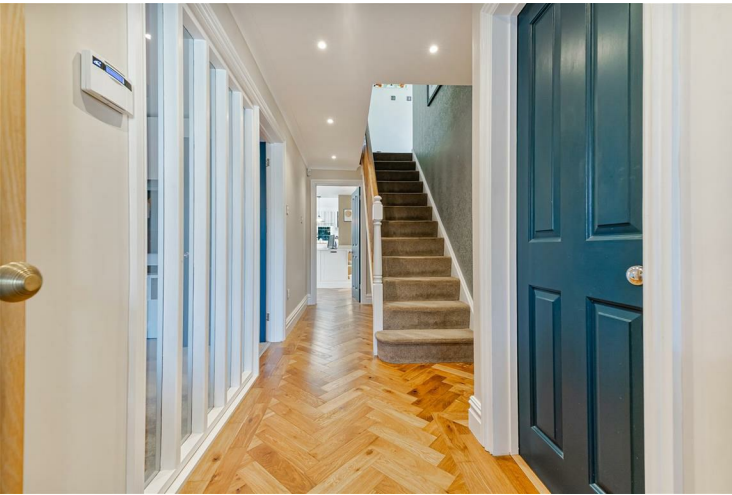


Entrance Porch
8'9" x 7'9" (2.67m" x 2.36m")



A fabulous addition to the property, mostly of glass construction with a pitched ceiling, bursting with light, entered via a Crittall door. Tiled flooring and fitted cupboard providing useful storage space. A further oak door leads you into the Entrance Hall.

Entrance Hall



Stairs ascending to the first floor accommodation. Herringbone effect solid wood flooring which continues through into the Kitchen/Breakfast Room. Ceiling coving, radiator, spotlights and alarm panel.

Cloakroom
Fitted with a smart white suite comprising: Concealed low level wc and wall hung wash hand basin with wooden mantle over. Brass heated towel rail, alcove storage with lighting, ceiling spotlights and extractor fan.

Study
12'6" x 8'5" (3.81m" x 2.57m")
Formerly the Dining Room but makes an excellent Study or Snug. UPVC double glazed window to the front. Radiator and 2 wall lights.

Lounge
20'3" x 11'3" (6.17m" x 3.43m")



A nice sized, dual aspect room with UPVC double glazed window to the front and oak concertina doors to the Garden Room. Potential of a feature fireplace, currently with wooden mantle over and stone hearth. Ceiling coving, radiator and TV point.

Kitchen/Breakfast Room
20'1" x 14'3" max (6.12m" x 4.34m" max)



What a stunning room!

Kitchen Area



Fitted with a generous range of contemporary wall and base units with Quartz worksurfaces and matching upstand. Fitted double electric oven with 5 ring gas hob and built in extractor hood over. Full height, integrated fridge and separate freezer, dishwasher and washing machine. Wine cooler, ceiling spotlights and Useful Island incorporating a breakfast bar and undermount sink with drainer and Quooker tap.

Breakfast Area



UPVC double glazed window to the rear and Velux window.

Garden Room
14'2" x 12'4" (4.32m" x 3.76m")



Wow, what a brilliant addition to the property, with a pleasant outlook to the rear garden via concertina Crittall doors and glass atrium. Attractive tiled flooring with underfloor heating and an additional vertical radiator. Ceiling spotlights.

First Floor Landing

Doors to all Bedrooms and Bathroom. Linen cupboard with upgraded hot water tank. Access to the partially boarded loft via a pull-down ladder. Smoke alarm.

Bedroom 1
13'7" x 11'8" (4.14m" x 3.56m")



UPVC double glazed window to the front. Radiator. Range of fitted wardrobes providing useful storage space. Secret door to the En Suite Shower Room.

En Suite Shower Room

13'7" x 11'8" (4.14m" x 3.56m")



Beautifully re-fitted with a smart white suite comprising: Walk in double sized shower enclosure with thermostatically controlled shower and additional shower attachment. Concealed low level wc and wall hung wash hand basin. Heated towel rail, ceiling spot lights, tiled flooring with underfloor heating and extractor fan. UPVC double glazed window to the front.

Bedroom 2
11'7" x 11'3" (3.53m" x 3.43m")



UPVC double glazed window to the front. Radiator.

Bedroom 3

12'1" x 6'8" min (3.68m x 2.03m min)



UPVC double glazed window to the rear. Radiator. Fitted wardrobes with sliding mirrored doors.

Bedroom 4

8'9" x 8'0" (2.67m" x 2.44m")

UPVC double glazed window to the rear. Radiator. Storage cupboard.

Family Bathroom

6'9" x 5'5" (2.06m" x 1.65m")



Beautifully re-fitted with a smart white suite comprising: Panelled bath with glass screen and thermostatically controlled shower. Low level close coupled wc and wall hung wash hand basin. Chrome heated towel rail, ceiling spot lights, tiled flooring, extractor fan and UPVC double glazed window to the rear.