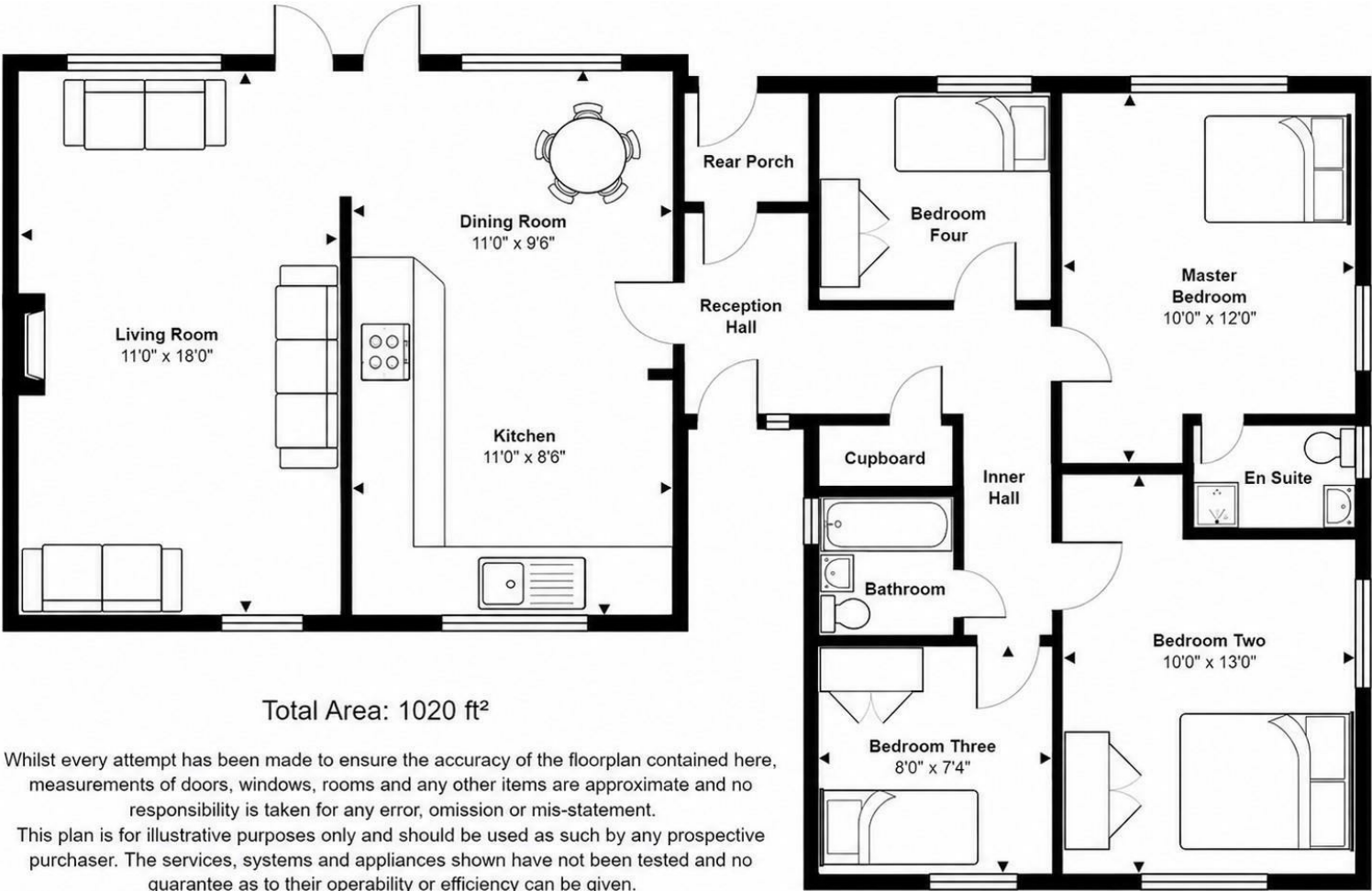




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

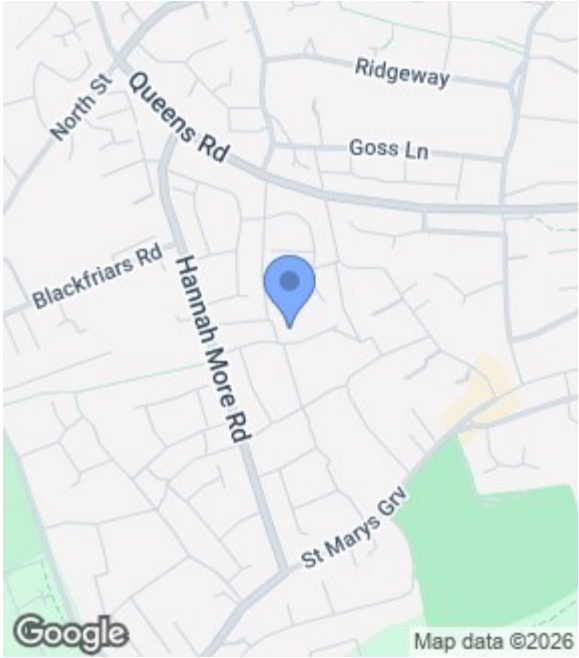
Tenure: Freehold

Floor area: 1020.00 sq ft

Tax Band: D

Local Authority: North Somerset

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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9 Kingston Way, Nailsea, BS48 4RA
Guide price £600,000



NO ONWARD CHAIN! A superb opportunity to acquire this beautifully refurbished, unique and incredibly deceptive four-bedroom detached bungalow, offering spacious accommodation, a generous south-facing rear garden, double garage and ample driveway parking. Finished to an impressive standard throughout, the property combines contemporary styling with excellent proportions. At the heart of the home is a stunning open-plan Kitchen/Dining Room, beautifully appointed with quartz work surfaces and a range of integrated appliances, creating a fantastic space for everyday living and entertaining. The generous dual-aspect Lounge provides another wonderful living space, featuring a wood-burning stove and French doors opening directly onto the rear garden. There are four Bedrooms in total, with the principal Bedroom enjoying its own En-Suite Shower Room, while two Bedrooms benefit from fitted wardrobes. A stylish Family Bathroom completes the main accommodation. There is also a rear Porch and a particularly useful large storage cupboard, formerly a Cloakroom, which retains plumbing and could readily be reinstated if required. Externally, the property continues to impress, with a generous south-facing rear garden providing an excellent degree of space for relaxing, entertaining and family life, while to the front there is driveway parking and access to a Double Garage. Further benefits include owned solar panels, providing excellent energy-saving credentials together with the benefit of an attractive feed-in tariff. EPC Rating – C.



Entrance Hall

Kitchen
11'0 x 8'6 (3.35m x 2.59m)

Dining Area
11'0 x 9'8 (3.35m x 2.95m)

Living Room
18'0 x 11'0 (5.49m x 3.35m)

Inner Hall

Bedroom 1
12'0 x 10'0 (3.66m x 3.05m)

En Suite
Bedroom 2
13'0 x 10'0 (3.96m x 3.05m)

Bedroom 3
8'0" x 7'4" (2.44m" x 2.24m")

Bedroom 4
8'0" x 7'4" (2.44m" x 2.24m")

Family Bathroom
6'2" x 5'5" (1.88m" x 1.65m")

Lovely Gardens

Double Garage