

Rear Garden



What a delightful sunny and private rear garden. Immediately off the Kitchen and Dining Room, there is a paved patio area which continues round to the rear of the property. The main area is laid to lawn with steps down to the bottom of the garden with railway sleepers providing tiered flower beds with plants and shrubs. Enclosed by timber panel fencing. Outside cold water tap. Shed.

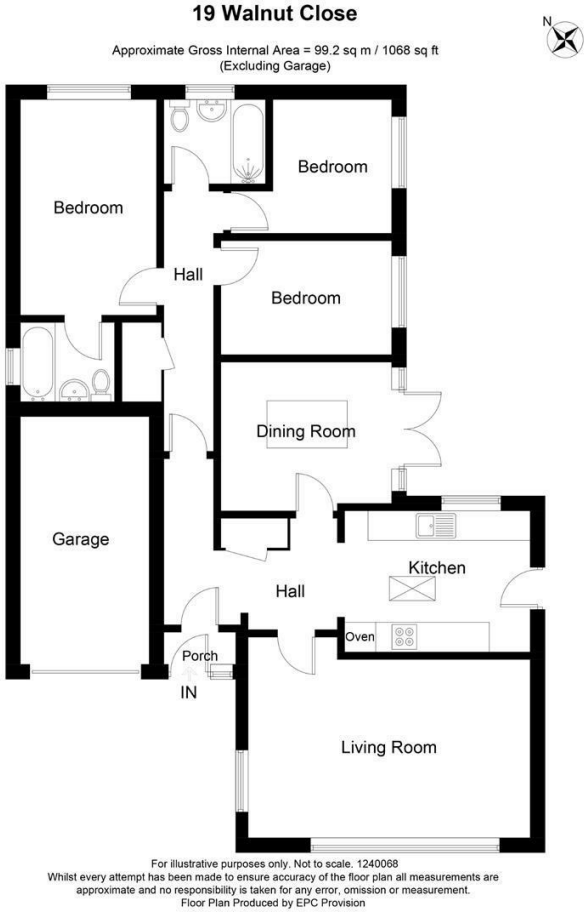


Front Garden

The property is approached via a block paved driveway leading to the single garage. A paved pathway leads around the side of the bungalow and to the rear gardens via a pedestrian gate. There is also a level lawned area.

Garage

Accessed via an up and over door. Light and power connected.



Tenure: Freehold

Floor area: 1237.86 sq ft

Tax Band: E

Local Authority: North Somerset

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19 Walnut Close, Nailsea, North Somerset, BS48 4YH

£499,995

A most spacious and excellently positioned, 3 Bedroom detached bungalow, located in one of Nailsea's most requested cul de sacs - 'Walnut Close' just off The Perrings. This sizeable property offers easy access to parkland, Nailsea & Backwell train station and benefits from replacement UPVC triple glazing, a modern Kitchen and a landscaped garden. The layout briefly comprises; Entrance Hall, Lounge, Dining Room, Kitchen, Inner Lobby, 3 Bedrooms - main Bedroom with En Suite and Shower Room whilst externally there are gardens to the front and rear along with an integral garage and driveway parking. EPC rating - D.

Entrance Porch
5'00" x 4'1" (1.52m" x 1.24m")
Entered via a UPVC double glazed door with glazed side panel. A further door leads you into the Entrance Hall.

Entrance Hall



Doors to the Lounge, Kitchen/Breakfast Room, Dining Room and Inner Hallway. Useful storage cupboard, radiator, telephone point and consumer unit.

Lounge
18'9" x 13'3" (5.72m" x 4.04m")



A lovely sized, light room with a picture UPVC triple glazed window to the front and one smaller window. Ceiling coving, 2 contemporary radiators and TV point.



Kitchen
12'9" x 9'4" (3.89m" x 2.84m")



Fitted with a modern range of wall and base units with work surfaces over and inset ceramic sink. Built in eye level double oven with inset 5 ring gas hob and extractor over. Space for an American style fridge freezer and washing machine. Integral slimline dishwasher. Cupboard concealing the combination boiler. Ceiling spotlights, Velux window, radiator, ceramic floor tiles and useful breakfast bar. UPVC triple glazed window and door to the rear.



Dining Room
11'8" x 9'3" (3.56m" x 2.82m")



UPVC triple glazed French doors to the garden. Radiator.

Inner Hallway
Doors to all Bedrooms and Bathroom. Linen cupboard with radiator. Access to the loft.

Bedroom 1
14'4" x 9'1" (4.37m" x 2.77m")



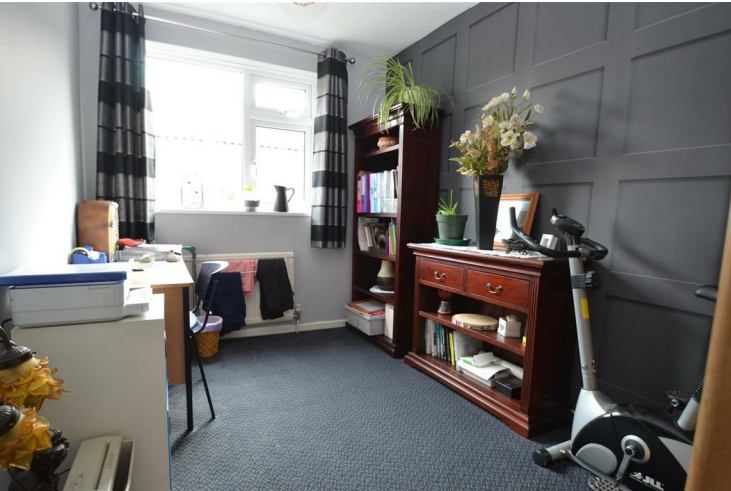
UPVC triple glazed window to the rear. Radiator. Door to the En Suite Bathroom.

En Suite Bathroom
6'3" x 5'5" (1.91m" x 1.65m")



Fitted with a white suite comprising: Free-standing roll-top bath with thermostatically controlled shower over. Concealed low level wc and wash hand basin. Chrome heated towel rail, ceiling spotlights and UPVC triple glazed window to the side.

Bedroom 2
11'5" x 7'7" (3.48m" x 2.31m")



UPVC triple glazed window to the side. Radiator.

Bedroom 3
8'10" x 7'11" (2.69m" x 2.41m")



UPVC triple glazed window to the side. Vertical radiator.

Bathroom
6'8" x 5'7" (2.03m" x 1.70m")



Fitted with a suite comprising: Panelled bath with glass screen and electric shower over. Low level close coupled wc and pedestal wash hand basin. Radiator, ceiling spotlights and UPVC triple glazed window to the rear.