

Rear Garden



A sunny aspect, private and easy to maintain garden, enclosed by a combination of walling, timber panel fencing and a 5 bar gate, consisting of areas of patio, gravel and a level lawn with a wood store and further storage down one side of the property. Shed measuring 8' x 6'.

Front Garden



The property benefits from a generous frontage, boasting a large lawned area and a concrete and gravel area providing off-road parking for numerous vehicles.

Double Garage

16'5" x 16'1" (5.00m" x 4.90m")
Accessed via 2 up and over doors. Light and power connected. Loft storage space.

**Engine Lane,
Nailsea BS48 4RL**

Approx. Gross Internal Area
1453.0 Sq.Ft - 135.0 Sq.M
Garage
264.8 Sq.Ft - 24.6 Sq.M
Total
1717.8 Sq.Ft - 159.6 Sq.M



For illustrative purposes only. Not to scale.
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.

Tenure: Freehold

Floor area: 1453.00 sq ft

Tax Band: E

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.



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48 Engine Lane, Nailsea, BS48 4RL

£599,995

A fabulous outlooks awaits the new owners of this beautifully presented and cleverly extended, 4 Bedroom detached family home which offers incredibly spacious, light and bright accommodation throughout. Sitting on a nice sized plot in immaculate, easy to maintain gardens with the countryside and views on the doorstep, the property also benefits from its proximity to local amenities and public transport links. In brief, the well planned accommodation briefly comprises; Entrance Hall, Cloakroom, Sitting Room, fabulous Kitchen/Dining/Family Room and a Study or extra Bedroom if required. On the first floor there are 4 Bedrooms although one is being used as a Dressing Room (the wall can be reinstated if requested) with 2 Bathrooms whilst externally there are gardens to the front and rear along with a double garage with ample driveway parking. EPC rating - C..

Entrance Hall

Entered via a UPVC double glazed door. Stairs ascending to the first floor accommodation with useful understairs storage cupboard and spotlights above. 2 radiators, storage cupboard, LVT flooring which runs through a large part of the ground floor and doors to the Cloakroom & Sitting Room.

Cloakroom

Fully tiled and fitted with a white suite comprising: Low level close coupled wc and feature wash hand basin with storage below. UPVC double glazed window to the side.

Sitting Room

21'5" x 10'11" (6.53m" x 3.33m")



A generous sized, light room with 2 UPVC double glazed picture windows to the front with a pleasant outlook. 2 radiators, ceiling coving and TV point.

Kitchen/Dining Room/Family Room

28'9" x 9'3" (8.76m" x 2.82m")



What a fabulous space, opening out onto the rear garden!

Kitchen Area



Recently fitted with a modern range of wall and base units with roll edge worksurfaces

and upstand for splashback. Inset one and a half stainless steel sink with drainer and mixer tap. Fitted double electric oven with ceramic hob, tiled splashback and extractor over. Integrated fridge freezer and dishwasher. Ceiling spotlights and UPVC double glazed window to the rear.

Dining Area



A perfect entertaining space with a lovely outlook to the rear garden via UPVC double glazed sliding patio doors.

Family Area



Feature multi fuel burning stove which acts as an excellent focal point. Dual aspect UPVC double glazed windows. TV point. Door to the Study/Bedroom.

Study/Bedroom

16'10" x 6'5" (5.13m" x 1.96m")



A versatile room which has been used as a Bedroom but makes an ideal Study. Dual aspect UPVC double glazed windows. Radiator.

First Floor Landing

Doors to all Bedrooms & Bathroom. Access to the partially boarded and insulated loft via a pull down ladder.

Main Bedroom

19'9" x 11'0" (6.02m" x 3.35m")



What a fantastic sized room, with a stunning outlook via 2 UPVC double glazed windows. Range of wardrobes with sliding mirrored doors. 2 radiators. Door to the En Suite.

En Suite Bathroom

6'4" x 6'4 (1.93m" x 1.93m)



Fitted with a white suite comprising: P shaped bath with glass screen and shower above. Low level close coupled wc and wash hand basin. Radiator. UPVC double glazed window to the side.

Bedroom 2

12'2" x 9'4" (3.71m" x 2.84m")



UPVC double glazed window to the rear. Radiator. Opening to Bedroom 4/Dressing Room.

Bedroom 4/Dressing Room

8'11" x 7'10" (2.72m" x 2.39m")



Currently an open plan room which is being used as a Dressing Room but our sellers would be happy to reinstate the wall should a buyer wish. UPVC double glazed window to the rear. Range of wardrobes with sliding mirrored doors. Radiator.

Bedroom 3

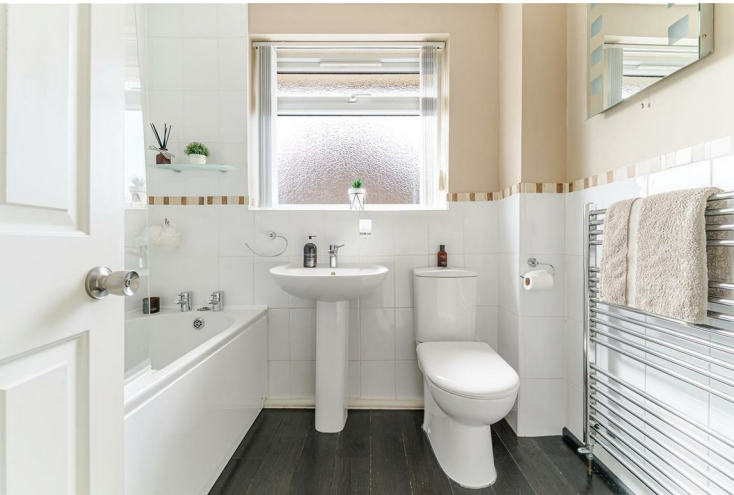
8'11" x 8'9" (2.72m" x 2.67m")



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

Family Bathroom

7'5" x 5'10 (2.26m" x 1.78m)



Fitted with a white suite comprising: Panelled bath with glass screen and shower above. Low level close coupled wc and wash hand basin. Chrome heated towel rail. UPVC double glazed window to the side.