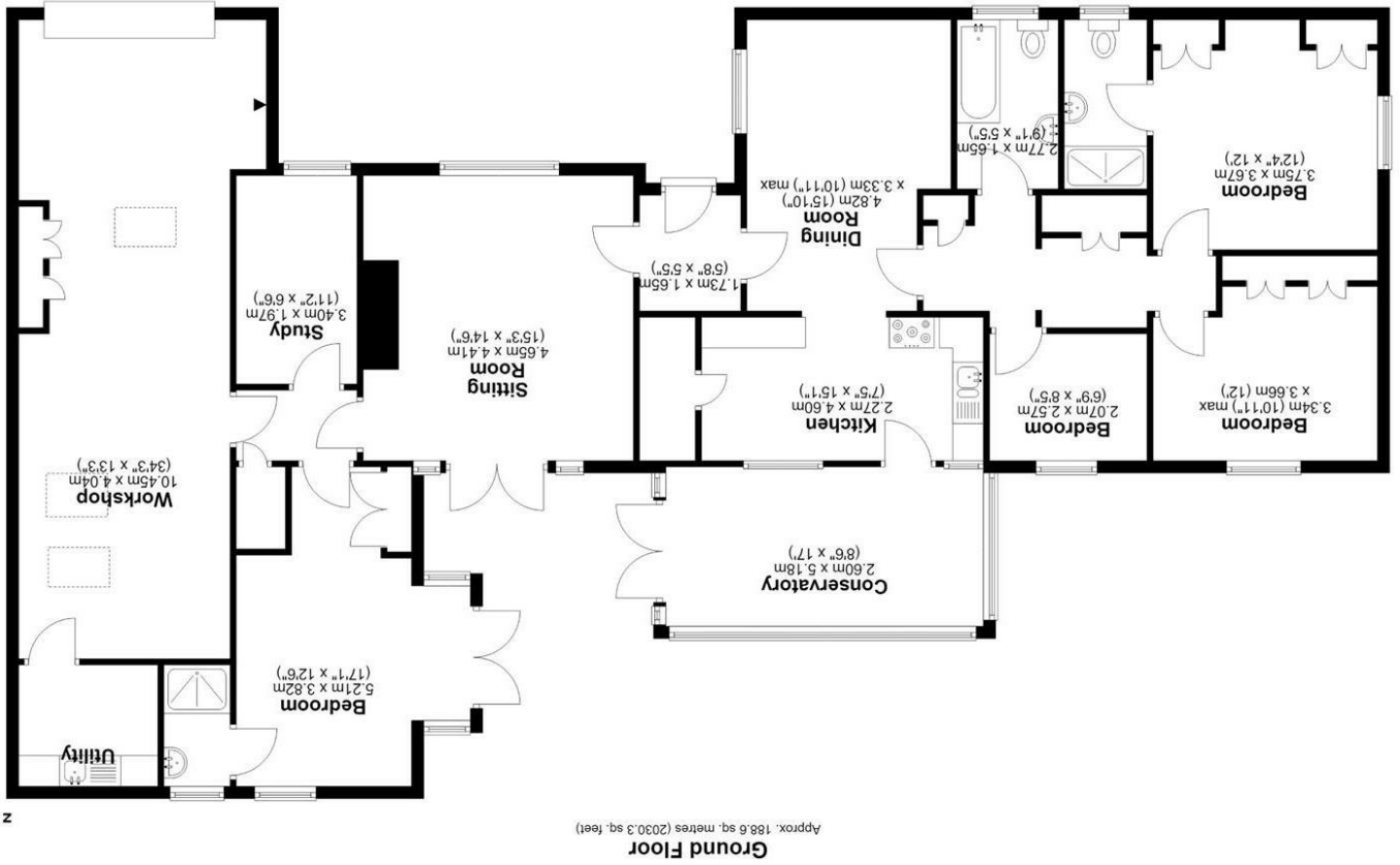
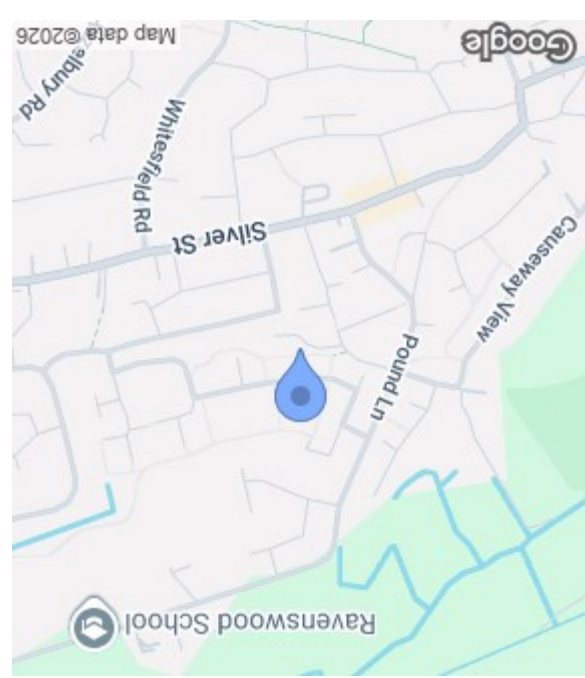


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	62
Potential	72

**Energy Efficiency Rating**



Local Authority: North Somerset  
 Tax Band: D  
 Floor area: 2030.00 sq ft  
 Tenure: Freehold

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 or fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

This plan is for illustrative purposes only. Whilst every care has been taken to ensure the accuracy of the floor plan, measurements, door/window positions and rooms are approximate and no responsibility is taken for any error. Plan produced using Floorplan.



**8 Moorlands Close, Nailsea, North Somerset, BS48 2DR**  
**Guide price £600,000**



**NO ONWARD CHAIN.** Occupying a wonderful position within a highly desirable cul-de-sac, this spacious and versatile detached home enjoys a superb degree of privacy, with beautifully established gardens wrapping around three sides of the property. Bursting with colour throughout the seasons, the gardens are a particular highlight, featuring an abundance of mature shrubs, flowering plants and well-stocked borders that create a peaceful and attractive setting. Inside, the accommodation is bright, airy and exceptionally flexible, making it suitable for a variety of buyers. The generous bedroom sizes provide ample space for furnishings and storage, while the impressive living room is flooded with natural light thanks to wide sliding doors that open directly onto the gardens, creating a seamless connection between the indoor and outdoor spaces. The layout offers excellent versatility and could even lend itself to the creation of a self-contained annexe for a dependent relative, guest accommodation or multi-generational living, subject to any necessary consents. The location is another major selling point, combining a quiet and private setting with convenient access to local amenities and transport links. In brief, the accommodation comprises: Entrance Hall, Dining Room, Kitchen, Conservatory, Sitting Room and Study. There are also four Bedrooms, two of which benefit from En Suite facilities, together with a Family Bathroom and Cloakroom. Externally, the property enjoys established gardens to three sides, a Workshop/Garage, driveway parking and an enviable level of privacy. EPC Rating - D.



**Entrance Hall**

5'8" x 5'5" (1.73m" x 1.65m")

**Dining Room**

15'10" x 10'11" max (4.83m" x 3.33m" max)

**Kitchen**

15'1" x 7'5" (4.60m" x 2.26m")



**Conservatory**

17'0" x 8'6" (5.18m" x 2.59m")

**Guest Bedroom**

12'4" x 12'0" (3.76m" x 3.66m")

**Guest Suite**

**Bedroom 3**

12'0" x 10'11" max (3.66m" x 3.33m" max)

**Bedroom 4**

6'9" x 8'5" (2.06m" x 2.57m")

**Family Bathroom**

9'1" x 5'5" (2.77m" x 1.65m")

**Sitting Room**

11'2" x 6'6" (3.40m" x 1.98m")

**Study**

11'2" x 6'6" (3.40m" x 1.98m")

**Main Bedroom**

17'1" x 12'6" (5.21m" x 3.81m")

**En Suite**

**Workshop/Garage**

34'3" x 13'3" (10.44m" x 4.04m")

**Utility Room**

**Lovely Gardens**

