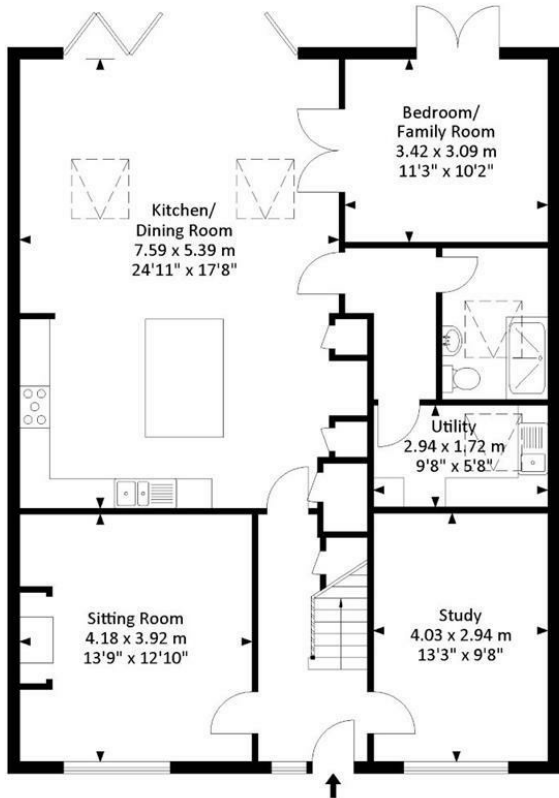
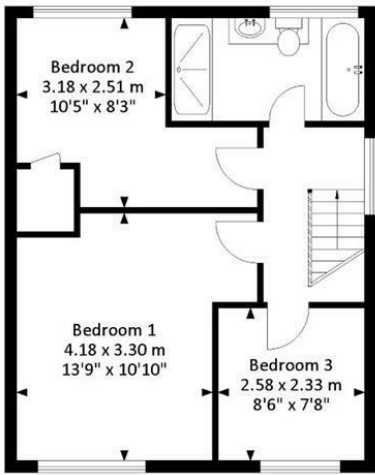


St. Marys Park,
Nailsea BS48 4RP

Approx. Gross Internal Area
1580.2 Sq.Ft - 146.8 Sq.M



Ground Floor



First Floor

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.

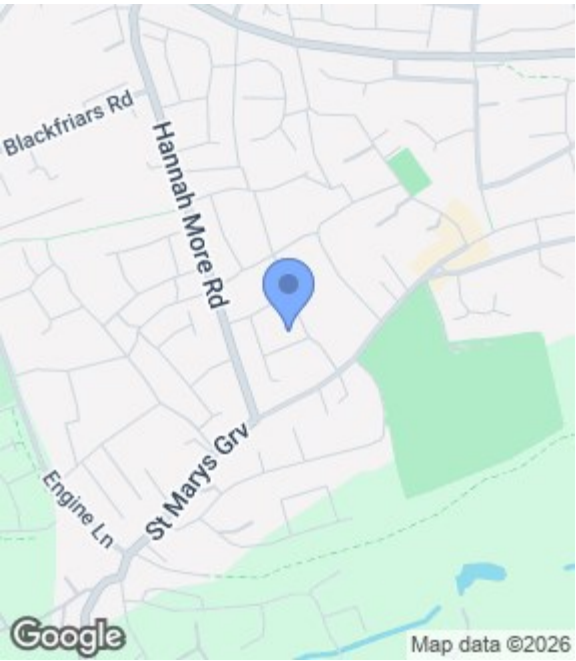
Tenure: Freehold

Floor area: 1580.00 sq ft

Tax Band: C

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	73	76
(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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Gino's
Estate Agents

25 St. Marys Park, Nailsea, BS48 4RP
£539,995



A beautifully presented and significantly extended three/four-Bedroom detached family home, occupying a highly sought-after and exceptionally quiet cul-de-sac position where properties rarely become available. Ideally positioned just a stone's throw from the highly regarded White Oak Academies School, this spacious home has been thoughtfully reconfigured to provide superb, versatile accommodation, perfect for modern family living. The heart of the home is the impressive open-plan Kitchen/Dining Room extension, creating a fantastic space for everyday family life and entertaining. In addition, the ground floor offers a cosy Sitting Room, a Study for those working from home, a Utility Room along with versatile fourth Bedroom/Family Room with Ground Floor Shower Room that could make an ideal Guest Bedroom or for an elderly relative seeking ground floor accommodation. Upstairs, there are three Bedrooms and a Family Bathroom whilst externally, the property benefits from an attractive rear garden and driveway parking for up to four vehicles. EPC rating - C.



- Welcoming Entrance Hall**
13'67 x 5'63 (3.96m x 1.52m)
- Sitting Room**
13'9" x 12'10" (4.19m" x 3.91m")
- Study**
13'3" x 9'8" (4.04m" x 2.95m")
- Open Plan Kitchen/Dining Room**
24'11" x 17'8" (7.59m" x 5.38m")
- Bedroom 4/Family Room**
11'3" x 10'2" (3.43m" x 3.10m")
- Shower Room**
8'41 x 5'85 (2.44m x 1.52m)
- Utility Room**
9'8" x 5'8" (2.95m" x 1.73m")
- Bedroom 1**
13'9" x 10'10" (4.19m" x 3.30m")
- Bedroom 2**
10'5" x 8'3" (3.18m" x 2.51m")
- Bedroom 3**
8'6" x 7'8" (2.59m" x 2.34m")
- Family Bathroom**
10'29 x 5'70 (3.05m x 1.52m)
- Lovely Rear Garden & Driveway Parking**