

**Rear Garden**



One of the main features of the property is the loved sized rear garden. Fully enclosed by timber panel fencing, the garden consists of a paved patio area which spans the full width of the house leading onto the main area that is laid to a level lawn with established shrubs and hedgerow. There is also an area laid to slate chippings with flower beds and a timber shed.

**Front Garden**

An area of lawn along with driveway parking for 2 cars.

**Garage**

16'5" x 7'10" (5.00m x 2.39m")

Accessed via an up and over door. Light and power connected. Pedestrian door and window to the rear.

**Gino's Estate Agents**

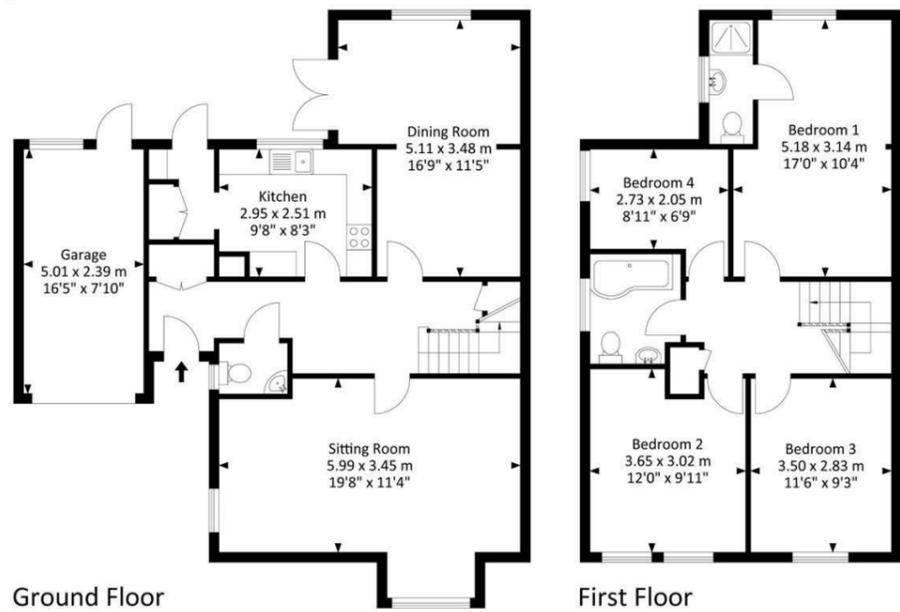


**Broom Farm Close, Nailsea BS48 4YJ**

Approx. Gross Internal Area  
1312.60 Sq.Ft - 121.90 Sq.M

Garage  
128.90 Sq.Ft - 12.0 Sq.M

Total Area  
1441.50 Sq.Ft - 133.90 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:** 1312.00 sq ft

**Tax Band:** E



**Local Authority:** North Somerset

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**27 Broom Farm Close, Nailsea, BS48 4YJ**

**£500,000**

A deceptively spacious, four Bedroom link-detached family home, which enjoys a superb & quiet position in a sought-after part of this favoured and mature close in The Perrings on the southern edge of Nailsea, away from any through traffic. Situated within walking distance of excellent primary, junior and secondary schools as well as local amenities, sports facilities, shop and traditional pub in the 'Old Church' area, the well-designed and extended property boasts 2-3 reception rooms, 2 Bathrooms and a pleasant sized rear garden and in brief, the layout comprises: Welcoming Entrance Hall, Cloakroom, Lounge, Extended Dining Room/Snug, Kitchen and Utility Area. On the first floor there are 4 Bedrooms - 3 of which are doubles and 2 Bathrooms whilst externally there are gardens to the front and rear along with a garage and driveway parking. EPC rating - D.

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### Entrance Hall



A welcoming entrance to the property, entered via a UPVC double glazed door. Stairs ascending to the first floor accommodation. Radiator, ceiling coving, large storage cupboard and doors to most ground floor rooms.

### Cloakroom

Fitted with a suite comprising: Low level close coupled wc and corner wash hand basin. Radiator. UPVC double glazed window to the front.

### Sitting Room

19'8" x 11'4" (5.99m" x 3.45m")



A light and bright room benefitting from dual aspect UPVC double glazed windows to the front including a walk-in bay window. Feature inset electric fireplace. 2 radiators, TV point and ceiling coving.



### Extended Dining Room

16'9" x 11'5" max (5.11m" x 3.48m" max)  
A great sized room with a pleasant outlook.

### Dining Area



Space for a table. Radiator, ceiling coving and opening to the Snug Area.

### Snug Area



UPVC double glazed French doors and window to the rear garden. Radiator & ceiling coving.

### Kitchen

9'8" x 8'3" (2.95m" x 2.51m")



Fitted with a modern range of wall and base units with roll edge worksurfaces and tiling to splashback. Inset ceramic sink with drainer and mixer tap. Fitted double electric oven with hob and extractor over. Integrated fridge freezer, microwave and dishwasher. Ceiling coving, spotlights, door to the Utility Area and UPVC double glazed window to the rear.

### Utility Area

Integrated fridge freezer, space and plumbing for an automatic washing machine and wall mounted boiler. UPVC double glazed door to the rear garden.

### First Floor Landing

Doors to all Bedrooms and Bathroom. Linen cupboard. Access to the partially boarded and insulated loft.

### Main Bedroom

17'0" x 10'4" (5.18m" x 3.15m")



UPVC double glazed window to the rear. Radiator. Door to the En Suite.

### En Suite Shower Room



Fitted with a white suite comprising: Tiled shower enclosure with electric shower over. Low level close coupled wc and wall hung wash hand basin. UPVC double glazed window to the rear.

### Bedroom 2

12'0" x 9'11" (3.66m" x 3.02m")



UPVC double glazed windows to the front. Radiator.

### Bedroom 3

11'6" x 9'3" (3.51m" x 2.82m")



UPVC double glazed window to the front. Radiator.

### Bedroom 4

8'11" x 6'9" (2.72m" x 2.06m")



UPVC double glazed window to the side. Radiator.

### Family Bathroom



Generously tiled and fitted with a white suite comprising: Panelled bath with glass screen and shower over. Low level close coupled wc and pedestal wash hand basin. Heated towel rail. UPVC double glazed window to the side.