

Family Bathroom

7'59" x 6'8" (2.13m" x 2.03m")



Fully tiled and fitted with a white suite comprising: Shower enclosure with electric shower. Panelled bath with mixer taps. Low level close coupled wc and wash hand basin. Radiator. UPVC double glazed window to the front.

Double Garage
17'57" x 17'55" (5.18m" x 5.18m")
Accessed via 2 doors, one of which being an electric up and over door. Light and power connected. Window and door to the rear.

Rear Garden



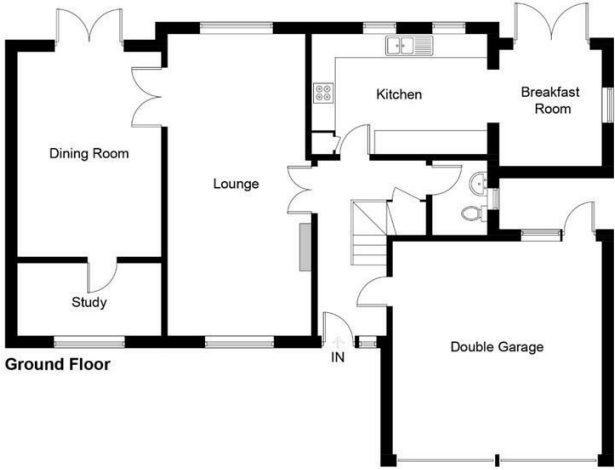
Fully enclosed by timber panel fencing and walling, this nice sized and private garden consists of a patio area and level lawn with deep, well stocked borders, trees and hedgerow with pergola. There is an area to the side of the property providing ideal storage space and perfect area for a shed whilst to the other side there is gated access to the front. Outside cold water tap.

Front Garden
Consisting of a generous block paved driveway which provides off-road parking for numerous vehicles and an area laid to lawn.

1 Shipham Close

Approximate Gross Internal Area = 220.4 sq m / 2372 sq ft
(Including Double Garage)





Ground Floor



First Floor

For illustrative purposes only. Not to scale. ID1249847
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.
Floor Plan Produced by EPC Provision

Tenure: Freehold

Floor area: 2372.00 sq ft

Tax Band: F

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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Gino's Estate Agents





1 Shipham Close, Nailsea, North Somerset, BS48 4YB

£699,995

Well positioned on the corner of this sought-after cul de sac, sits this highly desirable and extended, 5 double Bedroom family home which comes to the market for the first time since 1984, boasting generous sized accommodation, perfect for the growing family. Located off the The Perrings, with its glorious open aspect and far reaching views, the property lays within easy reach of the main line train station at Backwell, schools and local amenities and in brief, the UPVC double glazed and gas centrally heated property comprises; Entrance Hall, Cloakroom, Lounge, Dining Room, Study, Kitchen and Breakfast Room. On the first floor there are 5 Bedrooms with 3 Bathrooms along with an integral double garage and gardens to the front, side and rear. EPC rating - C.

Entrance Hall

Entered via a UPVC double glazed door with glazed side panel. Stairs ascending to the first floor accommodation with useful understairs storage cupboard. Radiator, ceiling coving and door to the integral double garage.

Lounge

24'82" x 11'43" (7.32m" x 3.35m")



A lovely sized, dual aspect room with UPVC double glazed windows to the front and rear. Feature living flame gas fire with marble hearth. 2 radiators, ceiling coving, TV point and double glazed doors to the Dining Room. Radiator.

Dining Room

16'97" x 11'68" (4.88m" x 3.35m")



UPVC double glazed French doors to the rear garden. Radiator, ceiling coving and door to the Study.

Study

11'68" x 6'01" (3.35m" x 1.85m")



UPVC double glazed window to the front. Radiator & ceiling coving.

Kitchen

14'64" x 9'73" (4.27m" x 2.74m")



Fitted with a range of wall and base units with granite worksurfaces over and tiling to splashback. 2x undermount sink with mixer taps. Free-standing cooker. Space and plumbing for an automatic washing machine, tumble dryer and under counter fridge. Tiled flooring which runs through into the Breakfast Room. Ceiling spot lights, radiator, wine cooker and UPVC double glazed window to the rear.

Breakfast Room

10'99" x 8'26" (3.05m" x 2.44m")



UPVC double glazed French doors to the rear garden. Space for a table.

Cloakroom

Fitted with a smart white suite comprising: Low level close coupled wc and feature circular wash hand basin. Radiator. UPVC double glazed window to the side.

First Floor Landing

Radiator, airing cupboard and access to both lofts via pull-down ladders. The loft space over the main Bedroom is also carpeted and has a velux window.

Bedroom 1

15'38" x 12'25" (4.57m" x 3.66m")



UPVC double glazed window to the rear. Range of fitted wardrobes with sliding mirrored doors. Radiator, ceiling coving and door to the En Suite.

En suite

12'15" x 6'7" (3.66m" x 2.01m")



Fully tiled and fitted with a white suite comprising: Shower quadrant with electric shower over. Free-standing bath with mixer taps and shower attachment. Low level close coupled wc and vanity unit with inset wash hand basin. Radiator, extractor fan and UPVC double glazed window to the front.

Guest Bedroom

12'08" x 10'50" (3.86m" x 3.05m")



UPVC double glazed window to the front. Radiator. Door to the Guest Suite.

Guest Suite



Fully tiled and fitted with a white suite comprising: Panelled bath with mixer shower over. Low level close coupled wc and pedestal wash hand basin. Radiator. UPVC double glazed window to the front.

Bedroom 3

17'27" x 11'11" (5.18m" x 3.63m")



UPVC double glazed window to the rear. Radiator. Vanity unit with inset wash hand basin.

Bedroom 4

10'64" x 8'85" (3.05m" x 2.44m")



UPVC double glazed window to the rear. Radiator.

Bedroom 5

10'2" x 9'8" (3.10m" x 2.95m")



UPVC double glazed window to the rear. Radiator.