Garage
Accessed via an up and over door.

Tenure: Freehold
Floor area: 764.24 sq ft
Tax Band: C
Local Authority: North Somerset

3 1 1 C

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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£334,995

NO ONWARD CHAIN. A very attractive and beautifully presented Georgian-style two/three-Bedroom mews style semi detached house, thoughtfully extended to offer versatile and spacious accommodation, tucked away towards the end of one of Trendlewood's most sought-after and requested cul-de-sacs. Enjoying a peaceful setting with a good degree of privacy and seclusion, this delightful home is ideally positioned within walking distance of the highly regarded Golden Valley and St. Francis schools, whilst remaining within easy reach of Nailsea town centre and its excellent range of amenities. The well-planned accommodation comprises: Entrance Hall, Cloakroom, Kitchen and a 17ft Lounge/Dining Room with patio doors opening onto the rear garden and A generous extension and an additional Room which could be used as a third Bedroom, Home Office or Playroom. On the first floor there are two double Bedrooms and a well-appointed family Bathroom whilst externally there are gardens to the front and rear along with a garage & parking space. EPC rating - C.

Entrance Hall

Accessed via a UPVC double glazed door. Stairs ascending to first floor accommodation with large understairs storage cupboard. Access to the Cloakroom, Kitchen, Lounge/Dining Room & Bedroom 3/Family Room.

Cloakroom

Fitted with a white suite comprising: Low level close coupled wc and pedestal wash hand basin. UPVC double glazed window to the rear.

Kitchen

7'8" x 7'7" (2.34m" x 2.31m")

Fitted with an attractive range of wall and base units with wood-effect work surfaces and stylish tiled splashback. Stainless steel circular sink with drainer and mixer tap. Integrated oven with hob and extractor hood over. Space and plumbing for an upright fridge freezer and automatic washing machine. Integrated dishwasher. UPVC double glazed window to the front.

Lounge/Dining Room

17'6" x 10'7" max (5.33m" x 3.23m" max)

A light and airy room, benefitting from UPVC double glazed sliding patio doors and a further window to the rear garden. Radiator & TV point.

Bedroom 3/Study

11'6" x 9'4" (3.51m" x 2.84m")

UPVC double glazed window overlooking the front. Radiator.

First Floor Landing

UPVC double glazed window to the front. Large storage cupboard. Access to both Bedrooms and Family Bathroom. Loft access.

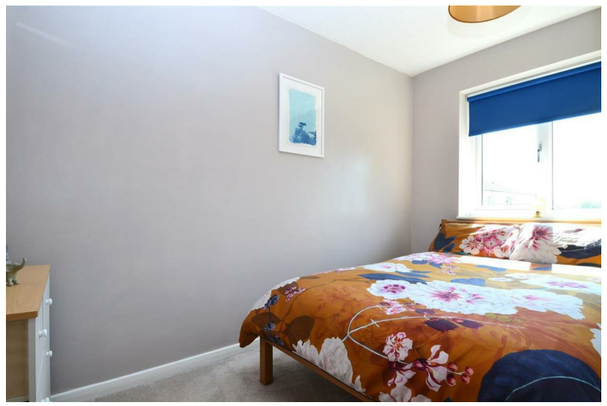
Bedroom 1

11'8" x 10'1" max (3.56m" x 3.07m" max)

UPVC double glazed window to the rear. Radiator.

Bedroom 2

10'9" x 7'2" (3.28m" x 2.18m")



UPVC double glazed window to the rear. Radiator.

Family Bathroom

A well-appointed family Bathroom, fitted with a white suite comprising: Panelled bath with curved glazed shower screen and shower over. Low level close coupled wc and pedestal wash hand basin and low-level wc. Radiator. UPVC double glazed window to the front.

Rear Garden

To the rear of the property is a patio area leading to an enclosed lawn.

Front Garden

Paved pathway leading to the front door. Landscape stone front garden.