

rear garden benefits from an attractive paved patio laid with Indian Sandstone tiles immediately off the property leading all the way down to the end of the garden. Parallel to this is a shaped, lawned area with raised, decked flower beds. There is also a decked area at the end of the garden with pergola too. Enclosed by a combination of timber fence panels and rockface panels. At the very end of the garden is an excellent workshop/office room which could be used as home office with multiple sockets and ceiling strip lighting already in place.



Front Garden

Tarmac driveway provides off road parking for numerous vehicles. A generous area laid to gravel for ease of maintenance part enclosed by hedging.

Garage

Accessed via an electric up and over door. Light and power connected. Large rear pedestrian door with multi locks to the rear garden. Space and plumbing for an automatic washing machine, tumble dryer and inset one half stainless steel sink with drainer and mixer tap.

6 Causeway View

Approximate Gross Internal Area = 100.6 sq m / 1083 sq ft



Illustration for identification purposes only. measurements are approximate, not to scale. (ID851675)

Tenure: Freehold
Floor area: 1083.00 sq ft
Tax Band: C



Local Authority: North Somerset

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Gino's Estate Agents



6 Causeway View, Nailsea, North Somerset, BS48 2XG

£415,000

A most delightful and immaculately presented, 2 double Bedroom (built as a 3 Bedroom) & 2 Bathroom semi detached chalet style family house that stands in a very popular avenue, adjoining open countryside and enjoying picturesque views towards Cadbury Camp and Tickenham Hill. This lovely home has been extended and updated in recent years to now offer a modern and contemporary theme throughout with an Open Plan Kitchen/Dining/Family Room with bi-folding doors and the benefit of a stunning back garden, large frontage with space for numerous vehicles and In brief, the layout comprises: Entrance Hall, Cloakroom, Lounge and Kitchen/Dining/ Family Room. The first floor offers 2 double Bedrooms and 2 Bathrooms whilst externally there are gardens to the rear and front - the latter being of a good size along with a garage and driveway parking. EPC rating - D.

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Entrance Hall



Entered via a UPVC double glazed door with glazed side panel. Stairs ascending to the first floor accommodation with recently fitted glass balustrade and useful understairs storage cupboard. Radiator, telephone point and smoke alarm.

Cloakroom

Fitted with a white suite comprising: Low level close coupled wc and wash hand basin. Tiled flooring, extractor fan, chrome heated towel rail and UPVC double glazed window to the side.

Lounge

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



A lovely light room with a UPVC double glazed picture window to the front. Feature log burning stove set on a slate hearth. Radiator. TV point.



Open Plan Kitchen/Dining/ Family Room

19'1" x 16'8" (5.82m" x 5.08m")



What a lovely space!!



Fitted with a contemporary range of wall and base units with Corian worksurfaces, tiling to splashback and undermount sink with drainer and mixer tap. Fitted electric oven, microwave, ceramic hob and extractor hood over. Integrated fridge, freezer and dishwasher. Ceiling spot lights, 2 radiators, tiled flooring, 2 integrated sockets and TV point. UPVC double glazed doors to the side with internal blinds, the rear with also bi-folding doors to the rear looking out onto the garden.



First Floor Landing

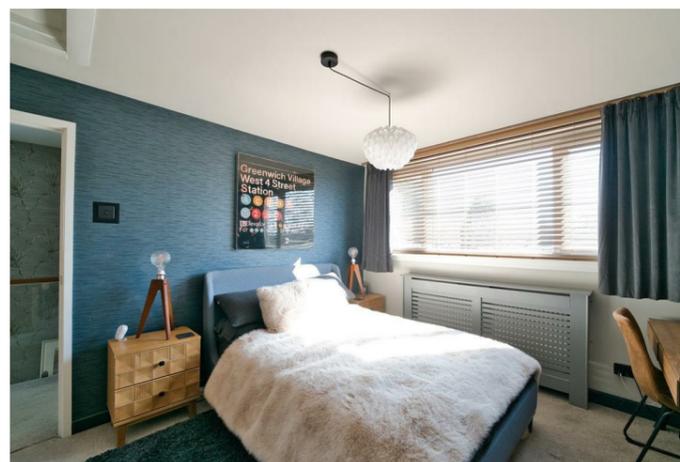
UPVC double glazed window to the side with internal blinds. Doors to all Bedrooms and Bathroom. Cupboard housing the combination boiler. Smoke alarm and CO2 sensor.

Bedroom 1

12'10" x 11'2" (3.91m" x 3.40m")



UPVC double glazed window to the front. Fitted wardrobes providing useful storage. Radiator. Access to the partially boarded and insulated loft.



Bedroom 2

11'2" x 9'8" (3.40m" x 2.95m")



UPVC double glazed French doors with Juliet balcony overlooking the rear garden with views towards Tickenham Hill. Radiator. TV point.

Family Bathroom

8'10" x 6'9" (2.69m" x 2.06m")



Beautifully fitted with a smart white comprising: Free standing bath with free standing swan neck mixer tap. Low level close coupled wc and wash hand basin with storage below. Chrome heated towel rail, ceiling spotlights and UPVC double glazed window to the front.

Shower Room

7'11" x 5'5" (2.41m" x 1.65m")



Beautifully re-fitted with a modern white suite comprising: An enclosed shower with wall panels and thermostatically controlled shower and additional mixer shower attachment. Low level close coupled wc with useful range of fitted cupboard behind and vanity unit with inset wash hand basin. Chrome heated towel rail, extractor fan and tiled flooring. UPVC double glazed window to the rear with internal blinds and scenic outlook.

Rear Garden



What a stunning garden! Consisting of 3 main areas, this private and sunny