

off the property leading onto the main area that is laid to lawn. Fully enclosed by timber panel fencing with gated access to both sides of the property. Outside tap and external lighting.



### Frontage

the front is approached via a shared driveway which is accessed from Goss Lane. A block paved drive which leads through double gates providing access to numbers 30a & 30b Goss Lane and provides off-road parking with hedging to one side.

### Garage

Accessed via an electric door to the front. Light and power connected.

# Gino's Estate Agents



**Tenure:** Freehold  
**Floor area:** 1119.46 sq ft  
**Tax Band:** D



**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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

**30A Goss Lane, Nailsea, North Somerset, BS48 2BD**

**£499,999**

**NO ONWARD CHAIN.** Appointed to a high standard and found in this secluded setting, we welcome to the market this spacious 3 Bedroom - 2 Bathroom detached bungalow of individual design, built in 2015, being ideally placed for access to local shops and public transport routes. Being one of only 2 bungalows in this gated development, set back from the road and being located towards the Western side of the town and offering spacious accommodation, the layout briefly comprises; Entrance Vestibule, Entrance Hall, Lounge/Dining Room, Kitchen and Utility Room. There are also 3 double Bedrooms with 2 Bathrooms whilst externally there is a generous sized rear garden, driveway parking and a single garage, EPC rating - C.

**Ginos Estate Agents**  
 6 Ryves Vale, Tickenham, BS21 6FZ  
 T. 01275 540 176 | sales@ginosproperties.co.uk  
 ginosproperties.co.uk



### Entrance Vestibule



Entered via UPVC double glazed door. Oak flooring which runs through the majority of the property. Radiator. Door to the Entrance Hall.

### Entrance Hall

Doors to the Kitchen, Utility Room, Lounge/Dining Room, the 3 Bedrooms and Family Bathroom. Radiator.

### Lounge/Dining Room

20'0" x 12'7" (6.10m" x 3.84m")



A generous sized room with UPVC double glazed French doors to the rear garden. 2 radiators, TV point and UPVC double glazed window to the side.

### Kitchen

13'6" x 8'1" (4.11m" x 2.46m")



Fitted with a range of wall and base units with roll edge work surfaces over and tiling to splashback. Inset one and a half bowl sink with drainer and mixer tap. Built in electric oven 4 ring gas hob and extractor over. Integrated fridge/freezer and dishwasher. Tiled flooring. UPVC double glazed window and door to the rear.



### Utility Room



Fitted with a range of base units with roll edge work surfaces over. Inset stainless steel sink and drainer with mixer tap. Integral washing machine. Wall mounted combi boiler. Radiator, tiled flooring and UPVC double glazed window to side.

### Main Bedroom

13'6" x 9'9" (4.11m" x 2.97m")



UPVC double glazed window to the rear. A range of fitted wardrobes with overhead bed units. Radiator. Door to the En Suite Bathroom.

### En Suite Bathroom



Fully tiled and fitted with a white suite comprising; P shaped bath with glass screen and thermostatically controlled shower over. Low level close coupled wc and pedestal wash hand basin. Heated towel rail, tiled floor, extractor fan and UPVC double glazed window to the side.

### Bedroom 2

11'0" x 10'0" (3.35m" x 3.05m")



UPVC double glazed window to the front. Radiator.

### Bedroom 3

11'1" x 7'6" (3.38m" x 2.29m")



UPVC double glazed window to the front. Radiator.

### Family Bathroom

7'6" x 6'0" (2.29m" x 1.83m")



Fully tiled and fitted with a white suite comprising; P shaped bath with glass screen and thermostatically controlled shower over. Low level close coupled wc and pedestal wash basin. Heated towel rail, tiled flooring, extractor fan and UPVC double glazed window to the side.

### Rear Garden



One of the main features of the property is the generous sized rear garden which consists of a paved patio area immediately