

**Family Bathroom**  
8'4" x 5'5" (2.54m x 1.65m")



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

**Rear Garden**



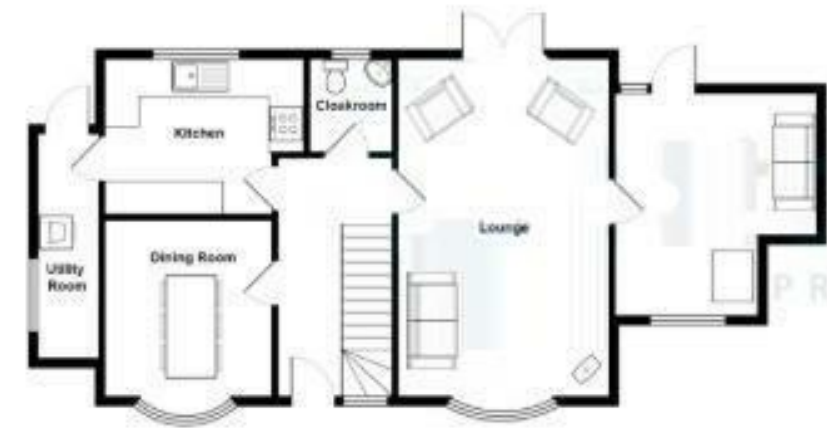
Fully enclosed by timber panelled fencing with access gates to the front via both sides, this private rear garden is mainly laid to lawn with raised borders and a natural sandstone patio providing ideal space for table and chairs. Timber shed and log store.

**Front Garden**

A generous brick paved driveway providing ample parking for several vehicles. There is also a small lawned area with established borders for various shrubs and plants. Double wooden gates given access to further parking and the double garage.

**Double Garage**

Accessed via an up and over door. Light and power connected. Inspection pit.



Total Area: 115.4 m<sup>2</sup>

**Tenure:** Freehold  
**Floor area:** 1237.00 sq ft  
**Tax Band:** E



**Local Authority:** North Somerset

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# Gino's Estate Agents



**40 The Chimes, Nailsea, North Somerset, BS48 4NH**

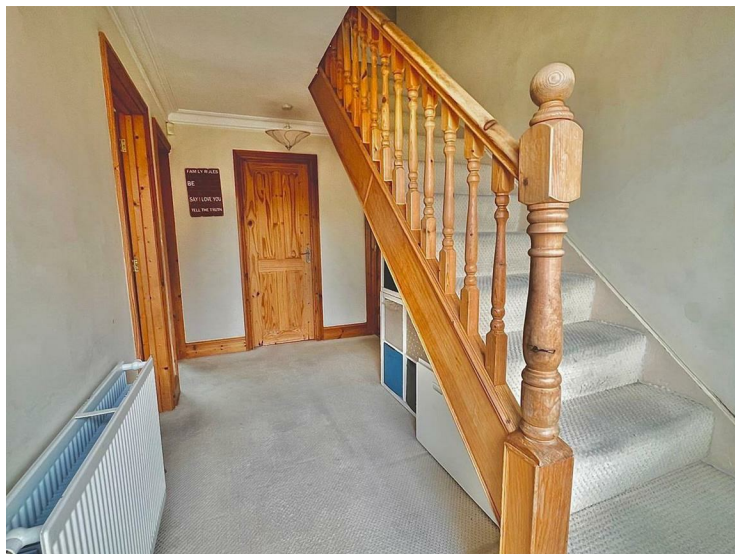
**£525,000**

We welcome to the market this sizeable 4 Bedroom detached family home that is located in this favoured and quiet cul de sac in the 'Old Church' part of Nailsea, situated only a short distance from the Cricket ground, Hannah More & The Grove schools and local stores. Benefitting from a single storey side extension, a detached double garage and owned solar panels, the layout briefly comprises: Entrance Hall, Cloakroom, Lounge, Study, Dining Room, Kitchen and Utility Room. On the first floor there are 4 Bedrooms and a Family Bathroom whilst externally there are gardens to the front and rear, along with off-road driveway parking and a double garage. EPC rating - C.

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### Entrance Hall



Entered via a UPVC double glazed door. Stairs ascending to the first-floor accommodation with understairs recess. Radiator. Ceiling coving.

### Lounge

19'0" x 11'11" (5.79m x 3.63m)



A light and bright room benefitting from a UPVC double glazed window to the front and UPVC double glazed French doors to the rear garden. The main focal point being the attractive wood burning stove fire set on a granite heath. Radiator, TV point and ceiling coving. Glazed doors to the Study.

### Study

12'7" x 11'5" max (3.84m x 3.48m max)



A versatile dual aspect UPVC double glazed window to the front and UPVC double glazed door to the rear. Radiator.

### Dining Room

10'0" x 9'6" (3.05m x 2.90m)



UPVC double glazed window to the front. Radiator. Ceiling coving.

### Kitchen

11'9" x 8'7" (3.58m x 2.62m)



Fitted with a range of wall and base units with roll edge worksurfaces and tiling to splashback. Inset stainless steel sink with drainer and mixer tap. Space for a free-standing cooker with extractor hood over and for an under-counter fridge. UPVC double glazed window to the rear and door to the Utility Room.



### Utility Room

12'11" x 5'4" (3.94m x 1.63m)

Space and plumbing for an automatic washing machine, tumble dryer, dishwasher and chest freezer. Wall mounted boiler. UPVC double glazed window and door to the rear.

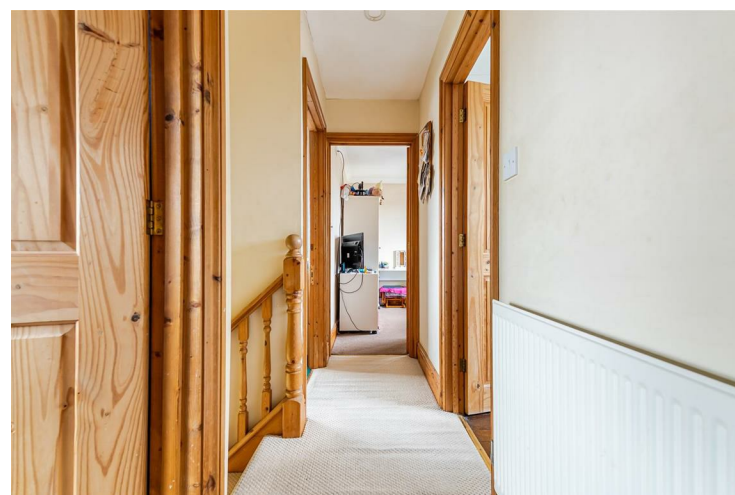
### Cloakroom

5'6" x 4'6" (1.68m x 1.37m)



Fitted with a suite comprising: Low level close coupled wc and pedestal wash hand basin. Heated towel rail.

### First Floor Landing



Doors to all Bedrooms and Bathroom. Access to the insulated loft. Radiator.

### Bedroom 1

13'2" x 10'0" (4.01m x 3.05m)



UPVC double glazed window to the front. Radiator.

### Bedroom 2

12'0" x 7'11" (3.66m x 2.41m)



UPVC double glazed window to the front. Radiator, useful storage recess and additional storage with two hanging rails and shelves.

### Bedroom 3

9'5" x 8'10" (2.87m x 2.69m)



UPVC double glazed window to the rear. Radiator. Range of fitted wardrobes providing storage space and housing the hot water tank.

### Bedroom 4

9'0" x 8'7" (2.74m x 2.62m)



UPVC double glazed window to the rear. Radiator. Fitted wardrobes.