

Side & Rear Garden



Fully enclosed by timber panel fencing with gated access to the front, the mature gardens predominately comprises of a level lawn with shrub borders and a paved patio. Enjoying privacy and a Southerly aspect, there is also a courtyard area at the rear giving access to the rear of the garage. Outside tap.

Front Garden



Enclosed by natural hedging with timber five bar gate, the impressive frontage has a Tarmac driveway for several vehicles and lawns to either side.

Double Garage

Accessed via 2 up and over doors. Pedestrian door to the rear. Light and power connected.

# Gino's Estate Agents



**17 Farlers End**  
Approximate Gross Internal Area = 198.8 sq m / 2140 sq ft  
(Including Double Garage)



For illustrative purposes only. Not to scale. ID1249498

**Tenure:** Freehold  
**Floor area:** 2140.00 sq ft  
**Tax Band:** F



**Local Authority:** North Somerset

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**17 Farlers End, Nailsea, BS48 4PG**

**£700,000**

NO ONWARD CHAIN. A particularly special, 4 Bedroom - 3 Reception Room family home, situated in Farlers End, a quiet no through lane that has been considered to be one of Nailsea's most prestigious addresses for many generations and is an absolute gem of a location with numerous high value individual properties. Rarely available and ideal for those not only looking to move swiftly but to add their own stamp, this executive property is perfectly placed for easy access to the excellent local schools, the town centre, various amenities and the main line train station at Backwell. The accommodation briefly comprises; Reception Hall, Cloakroom, Study, Lounge, Dining Room, Conservatory, Kitchen and Utility Room. On the first floor there are 4 Bedrooms with 2 Bathrooms whilst externally there are gardens to the front & rear along with a double Garage and driveway providing parking for several vehicles. EPC rating - D.

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### Reception Hall

Entered via hardwood glazed door with matching side panels. Stairs rising to first floor accommodation. Doors to Cloakroom, Study, Lounge, Dining Room and Kitchen.

### Cloakroom

Fitted with a white suite comprising; Concealed low level wc and vanity unit with inset wash basin. Radiator, walk in storage cupboard and UPVC double glazed window to the front.

### Lounge

19'11" x 14'7" (6.07m" x 4.45m")



A lovely sized, light and airy, dual aspect room with UPVC double glazed windows to the side and UPVC double glazed sliding patio doors to the rear. Feature fireplace with inset living flame, coal effect gas fire. Two radiators.

### Dining Room

12'5" x 10'5" (3.78m" x 3.18m")



Space for a large table. Radiator, Kardean flooring and opening to the Conservatory.

### Conservatory

11'6" x 11'3" (3.51m" x 3.43m")



A great addition to the property. Of UPVC double glazed construction with dwarf walls. Radiator, Kardean flooring and UPVC double glazed French doors to the garden.

### Study

9'1" x 8'1" (2.77m" x 2.46m")



UPVC double glazed window to the front. Radiator.

### Kitchen

12'0" x 9'1" (3.66m" x 2.77m")



Fitted with a range of wall and base units with roll edge work surfaces over. Inset one and a half bowl stainless steel sink and drainer with mixer tap. Built in eye level, electric double oven, oven, five ring gas hob and extractor. Useful breakfast bar. UPVC double glazed window to the rear. Door to Utility Room.

### Utility Room

9'1" x 7'9" (2.77m" x 2.36m")



Fitted with base units and square edge work surfaces with inset stainless steel sink and tiled splashbacks. Space and plumbing for dishwasher, washing machine. Spaces for upright fridge/freezer and tumble dryer. Brand new, wall mounter "Worcester" combi boiler. UPVC double glazed window to the rear. Door to Garage.

### First Floor Landing

UPVC double glazed window to the front. Large airing cupboard and loft access with ladders. Doors to all Bedrooms and Family Bathroom.

### Main Bedroom

13'8" x 13'2" (4.17m" x 4.01m")



UPVC double glazed window to the rear. Range of fitted wardrobes providing useful storage. Radiator. Door to the En Suite Bathroom.

### En Suite Bathroom

9'4" x 8'9" (2.84m" x 2.67m")



Fitted with a suite comprising; Panelled bath with thermostatically controlled shower over. Low level close couple wc and pedestal wash basin. Radiator, extractor fan and UPVC double glazed window to the side.

### Bedroom 2

10'4" x 9'6" (3.15m" x 2.90m")



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

### Bedroom 3

11'10" x 8'2" (3.61m" x 2.49m")



Radiator and UPVC double glazed window to rear.

### Bedroom 4

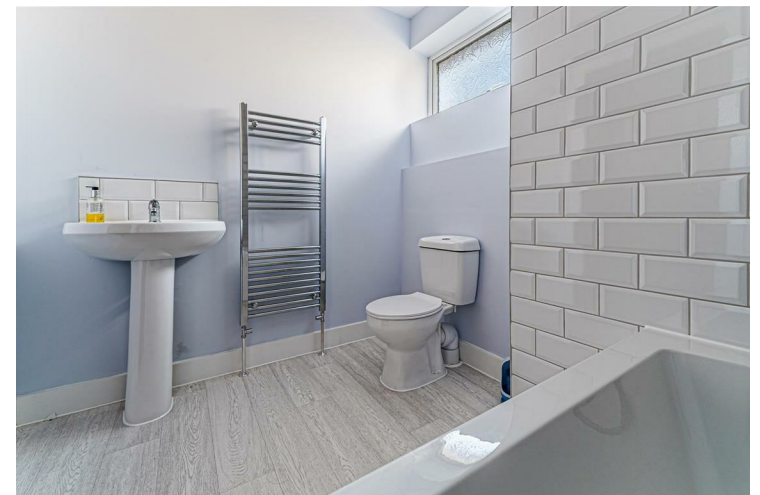
10'9" x 8'2" (3.28m" x 2.49m")



UPVC double glazed window to the side. Radiator.

### Family Bathroom

7'4" x 6'9" (2.24m" x 2.06m")



Fitted with a smart white suite comprising; Panelled bath with mixer shower shower over. Low level close couple wc and pedestal wash basin. Chrome heated towel rail, extractor fan and UPVC double glazed window to the side.