

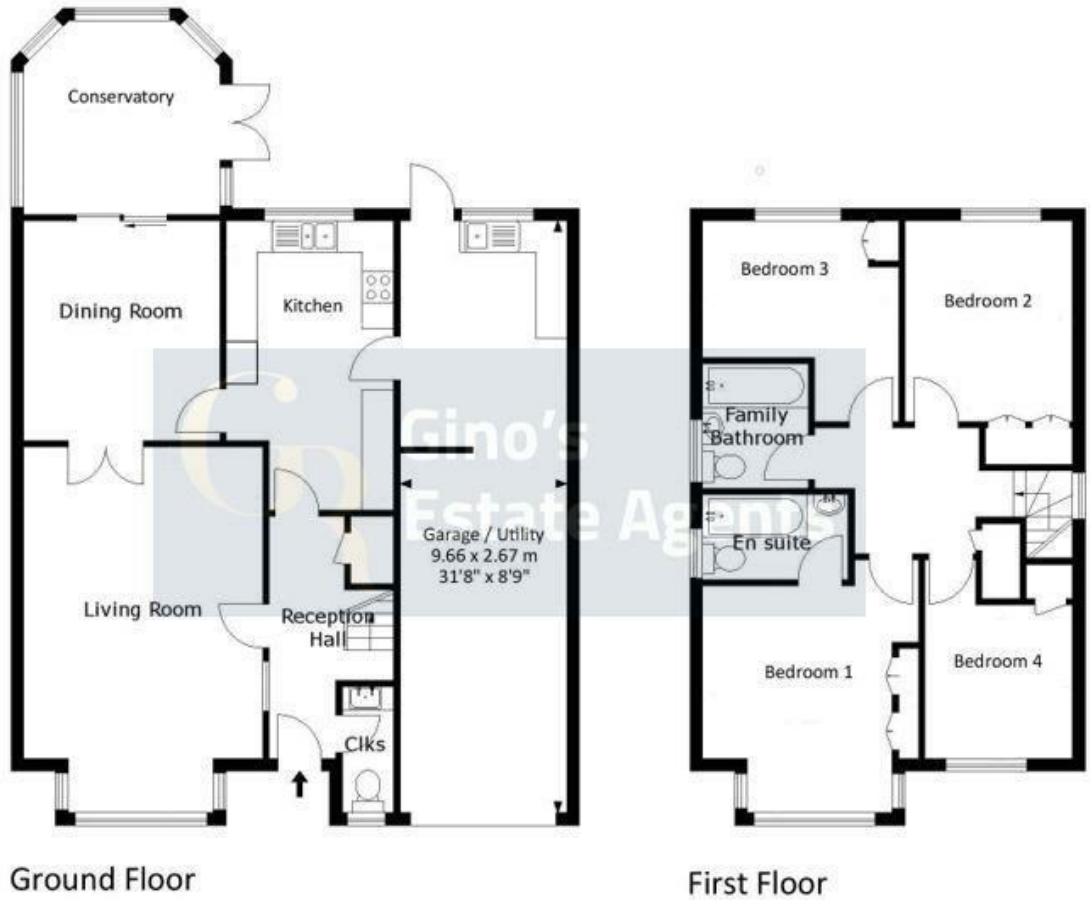


Garage/Utility Area
31'8" x 8'9" (9.65m" x 2.67m")
Accessed via an up and over door. Light and power connected. Access to the insulated loft space via a ladder and a large utility area with a range of fitted kitchen cupboards, work surfaces, a sink unit and plumbing for an automatic washing machine, tumble dryer and upright freezer. Door to the rear garden.

Laid to lawn with driveway parking in front of the garage for numerous cars. Side pathway leading you to the rear garden.

The property benefits from UPVC fascia's, soffits and guttering to help reduce exterior maintenance along with cavity wall insulation

Front Garden



Tenure: Freehold
Floor area: 1597.00 sq ft
Tax Band: E
Local Authority: North Somerset

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Gino's Estate Agents



6 St. Austell Close, Nailsea, North Somerset, BS48 2US

£575,000

We are delighted to offer to the market this well maintained, 4 Bedroom detached family home located in a quiet, sought after cul de sac situated on the Trendlewood area of Nailsea adjoining parkland with open countryside beyond. This spacious home is located just a short distance from the excellent schools, train station in Backwell and benefits from a beautiful rear garden. The property would benefit from some updating in places but does offer potential to extend should you wish subject to any permission required. In brief, the UPVC double glazed and gas central heated property comprises: Entrance Hall, Cloakroom, Lounge, Dining Room, Conservatory and Kitchen. The first floor offers 4 Bedrooms - main Bedroom with En suite and Family Bathroom. Immaculate gardens to the front and rear along with a double length Garage/Utility Area. EPC Rating - D.

Ground Floor

Entrance Hall



Entered via a wooden door with stairs ascending to the first floor accommodation. Smoke alarm, ceiling coving, radiator and understairs storage cupboard.

Cloakroom

Fitted with a white suite comprising: Low level close coupled wc and vanity unit with inset wash hand basin. Chrome heated towel rail. UPVC double glazed window to the front.

Living Room

19'4" x 12'7" (5.89m x 3.84m")



A lovely sized, light and bright room with a bay window to the front and a Minster stone open hearth fireplace with a living flame gas fire inset. 2 radiators, TV point, ceiling coving and double doors leading you through to the Dining Room.

Dining Room

11'6" x 10'4" (3.51m x 3.15m")



UPVC double glazed sliding patio doors to the Conservatory. Radiator, ceiling coving and door to the Kitchen.

Conservatory

10'4" x 10'2" (3.15m x 3.10m")



A great addition to the property. Of UPVC double glazed construction with dwarf walls and poly carbonate roof. Laminate flooring, ceiling fan light and UPVC double glazed French doors to the rear garden.

Kitchen

15'2" x 8'10" max (4.62m" x 2.69m" max)



Fitted with a range of modern wall and base units with laminated work surfaces with concealed lighting over. Inset 1 ½ bowl stainless steel sink unit, an inset gas hob with a chimney hood above and built in eye level double oven–grill. Integrated dishwasher and a fridge. Ceramic tiled flooring. UPVC double glazed window to the rear. Door to the garage/utility area.



First Floor Landing

Doors to all Bedrooms and Bathroom. UPVC double glazed window to the side. Airing cupboard housing the hot water tank. Access to the generously boarded and fully insulated loft via a pull down ladder.

Main Bedroom

12'7" x 11'4" (3.84m" x 3.45m")



UPVC double glazed bay window to the front. Range of fitted wardrobes., Radiator, TV point and door to the En Suite.

En Suite



Fitted with a suite comprising: Panelled bath with mixer shower over. Low level close coupled wc and pedestal wash hand basin. Radiator, shaver point and UPVC double glazed window to the side.

Bedroom 2

10'7" x 9'3" (3.23m" x 2.82m")



UPVC double glazed window to the rear with a lovely outlook. Range of fitted wardrobes. Radiator.

Bedroom 3

10'3 x 7'02 (3.12m x 2.18m)



UPVC double glazed window to the rear with a lovely outlook. Radiator.

Bedroom 4

8'3" x 8'1" (2.51m" x 2.46m")

UPVC double glazed window to the front. Built in cupboard providing useful storage. Radiator.

Family Bathroom



Fitted with a suite comprising: Panelled bath with mixer shower over. Low level close coupled wc and pedestal wash hand basin. Radiator, shaver point and UPVC double glazed window to the side.

Rear Garden



One of the main features of the property is the rear garden which consists of a paved patio immediately off the house which leads onto the main area of garden which is laid to lawn with well established borders planted with a variety of shrubs and bushes. The garden is screened on either side by timber panel fencing and at the bottom there is a wicket fence with a gate opening to the avenue of parkland.