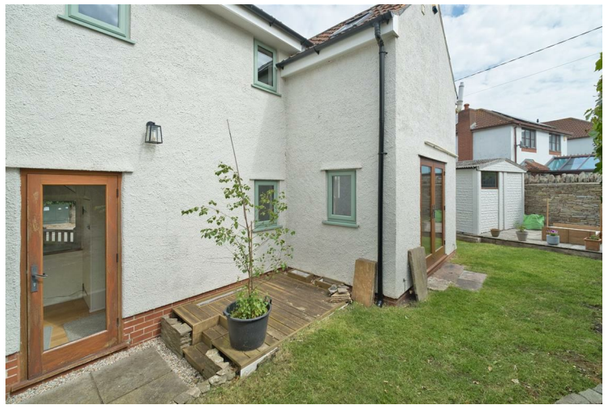
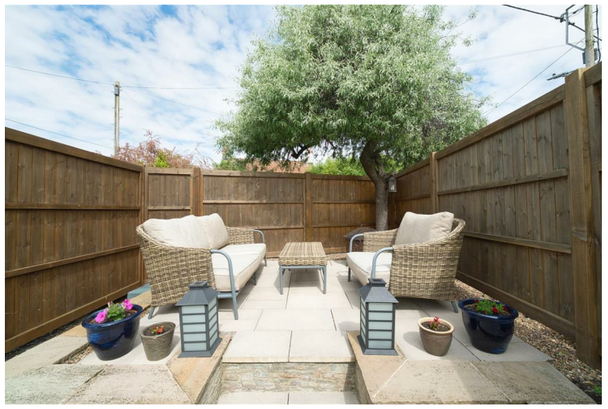
Side & Rear Garden



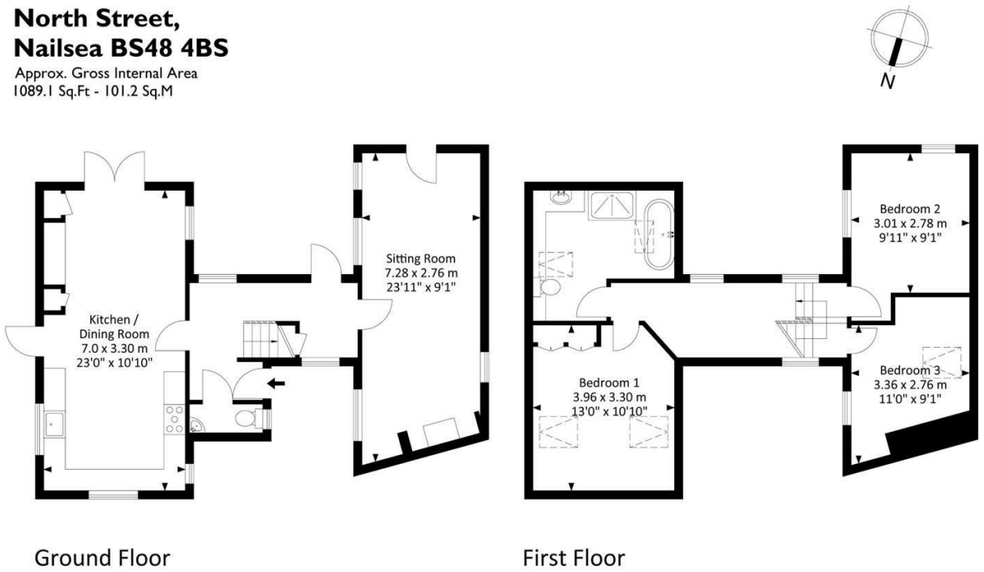
The garden at the front is bounded by a local stone wall while the driveway provides parking and leads to the DETACHED GARAGE 18' x 9' (5.52m x 2.75m). The main garden is arranged to the side and rear of the cottage and is fully enclosed by local stone walls and timber panelled fencing offering a high degree of privacy with a small flag stone terrace adjoining the Living Room that leads in turn to the lawn with a shaped border framed by dry stone walling. A paved patio beyond the lawn enjoys plenty of sunshine and a raised patio/seating area with resin pathway from back door to the garage. Gates opening to the drive and the garden at the front.



Detached Garage & Parking

18'00'' x 9'00'' (5.49m'' x 2.74m'')
Accessed via recently fitted side hinged door. UPVC pedestrian door and window.

North Street,
Nailsea BS48 4BS
Approx. Gross Internal Area
1089.1 Sq.Ft - 101.2 Sq.M



For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Tenure: Freehold
Floor area: 1089.00 sq ft
Tax Band: E
Local Authority: North Somerset

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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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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55 North Street, Nailsea, North Somerset, BS48 4BS

£465,000

A delightful 3 Bedroom detached character cottage that is believed to have once been the village Smithy and is thought to date from the XVIIIth century. This light and airy property offers very well appointed and beautifully presented accommodation with many lovely period features including beamed ceilings and an inglenook fireplace with a wood burning stove. In recent years, the cottage has been extensively updated and improved with great care having been taken to blend old with new and benefitting from a stunning Kitchen with Corian worksurfaces. The property briefly comprises: Entrance Hall, Cloakroom, Kitchen/Dining Room and Sitting Room. On the first floor there are three charming Bedrooms and a beautiful & spacious Bathroom with a separate shower enclosure. The side and rear gardens are lovely and private with paved patio and lawned areas while a drive for two cars and a detached garage are arranged to the side. EPC rating - D.

Entrance Hall

Entered a wooden double glazed door, with stairs ascending to the first floor accommodation and understairs storage cupboard. Quality engineered Oak flooring which runs through a large part of the ground floor. Having ledge and brace doors with Norfolk latches to each room, a radiator, a double glazed door opening to the rear garden and part exposed natural stonework.

Cloakroom

Fitted with a white suite comprises: Low level close coupled wc and a corner wash hand basin with a frosted window to the front.

Kitchen/Dining Room

23'11" x 9'11" (7.29m" x 3.02m")

A truly stunning room which is the 'heart' of the house, also enjoying a triple aspect with plenty of natural light!

Kitchen Area

Superbly fitted with a comprehensive range of two-tone wall and base units with square edge, Corian worksurfaces and upstand for splashback. Inset Belfast sink with mixer tap. Fitted double electric oven, 5 ring gas hob and fitted chimney style hood above. Integrated dishwasher and free-standing washing machine. Ceiling spotlights and concealed wall mounted combination boiler. Double glazed stable door opening to the garden area at the side.

Dining Area

Further wall and base units with Corian worktop providing additional storage along with a wine cooler and fitted seating area. Vertical radiator, ceiling spotlights and double glazed French doors opening to the walled garden at the rear.

Sitting Room

23'11" x 9'11" (7.29m" x 3.02m")

What a lovely elegant room benefitting from triple aspect with deep sill uPVC double glazed windows. The main focal point being the attractive Inglenook fireplace with slate hearth and a wood burning stove. Four wall light, display niches with exposed natural stonework, beamed ceiling, TV point and radiator.

First Floor Landing

A galleried landing over the stairwell with two UPVC double glazed windows to the rear and a further window to the front. Radiator and again, plank doors with Norfolk latches to each room.

Bedroom 1

13'0" x 10'10" (3.96m" x 3.30m")

Two Velux double glazed windows. Fitted double wardrobes and matching cupboard. Radiator and loft hatch.

Bedroom 2

9'11" x 9'1" (3.02m" x 2.77m")

Dual aspect double glazed windows. Exposed beams, a loft hatch and a radiator.

Bedroom 3

11'0" x 9'1" max (3.35m" x 2.77m" max)

Velux double glazed window and a further low sill double glazed window to the front. With a charming period Ducks Nest fireplace, exposed beams, loft hatch and a deep recess to the side of the chimney breast.

Family Bathroom

10'9" x 9'8" (3.28m" x 2.95m")

A fantastic sized and beautifully appointed Bathroom which is fitted with a modern white suite comprising: A free-standing bath with mixer tap. Walk-in shower enclosure with glass screen and thermostatically controlled shower over. Concealed low level wc and free-standing circular wash hand basin set on a Corian worksurface with storage cupboards beneath. Heated towel rail, shaver point, ceiling spotlights, extractor fan and a pair of Velux double glazed windows.