

The double garage benefits from light and power, two up-and-over doors and a separate pedestrian door to the side.

Front Garden

The property is approached via a generous driveway providing off-street parking for approximately three to four vehicles, alongside an area of lawn. There is also access to the rear garden and a gate leads you out to parkland.

Double Garage

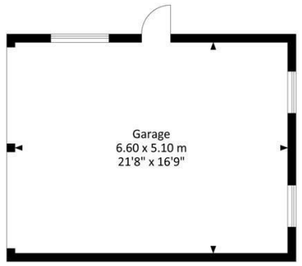
21'8" x 16'9" (6.60m" x 5.11m")

Briar Close,
Nailsea BS48 1QG

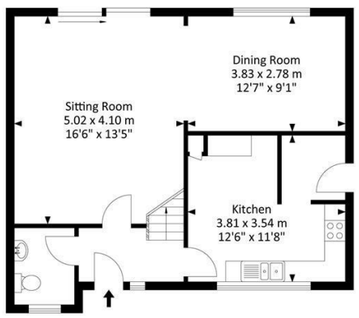
Approx. Gross Internal Area
1132.10 Sq.Ft - 105.10 Sq.M

Garage Area
362.30 Sq.Ft - 33.70 Sq.M

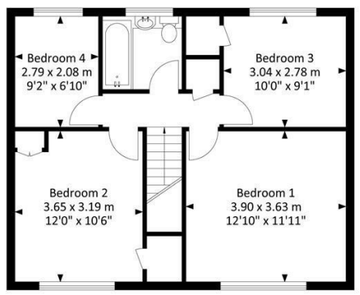
Approx. Gross Internal Area
1494.40 Sq.Ft - 138.80 Sq.M



Garage



Ground Floor



First Floor

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: 1132.00 sq ft
Tax Band: E
Local Authority: North Somerset

4 | 1 | 2 | C

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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25 Briar Close, Nailsea, BS48 1QG

£499,995

NO ONWARD CHAIN. Situated in a popular cul-de-sac along one of Nailsea's often requested roads, this 4 Bedroom detached family home enjoys a convenient location close to excellent schools, the town centre and beautiful open parkland. Whilst the property would benefit from complete updating and modernisation throughout, it presents a fantastic opportunity for DIY enthusiasts or those looking to create a wonderful family home to their own taste and specification. Offering spacious accommodation, direct access onto adjoining parkland and the added benefit of a detached double garage, the property has plenty of potential. In brief, the accommodation comprises: Entrance Hall, Cloakroom, Sitting/Dining Room, Kitchen and Utility Area. The first floor offers 4 Bedrooms and a Family Bathroom, whilst externally there are gardens to both the front and rear, together with a detached Double Garage. EPC Rating - C

Entrance Hall



Entered via a UPVC double glazed entrance door with glazed side panel. Radiator, central heating thermostat and doors leading to the cloakroom, sitting/dining room and kitchen.

Cloakroom

Fitted with a low-level WC and pedestal wash hand basin. Radiator and UPVC double glazed window to the front.

Sitting/Dining Room

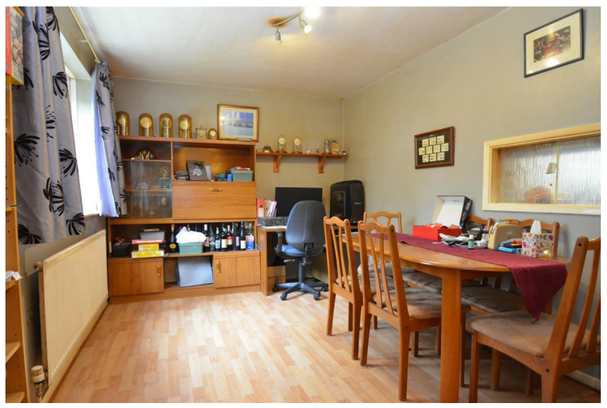
16'6" x 13'5" (5.03m" x 4.09m")



A well-proportioned reception room offering ample space for both living and dining furniture. Features include laminate flooring, a stone fireplace with inset gas fire, two radiators and television point. A UPVC double glazed window and sliding patio doors overlook and provide direct access to the rear garden.

Dining Area

12'7" x 9'1" (3.84m" x 2.77m")



Kitchen

12'6" x 11'8" (3.81m" x 3.56m")



Fitted with a range of wall and base units with roll-edge work surfaces and tiled splashbacks. One-and-a-half bowl stainless steel sink with drainer and mixer tap. Wall-mounted combination boiler, space for a cooker, fridge/freezer and additional under-counter appliances. Radiator and opening through to the utility area.



Utility



A useful addition to the kitchen, providing space and plumbing for a washing machine, tumble dryer and dishwasher. UPVC double glazed window to the side.

First Floor Landing

With access to the loft space, built-in linen cupboard, radiator and doors leading to all four bedrooms and the family bathroom.

Bedroom 1

12'10" x 11'11" (3.91m" x 3.63m")



UPVC double glazed window to the front and radiator.

Bedroom 2

12'10" x 10'6" (3.91m" x 3.20m")



UPVC double glazed window to the front, built-in storage cupboard and radiator.

Bedroom 3

10'0" x 9'1" (3.05m" x 2.77m")



UPVC double glazed window overlooking the rear garden, built-in storage cupboard and radiator.

Bedroom 4

9'2" x 6'10" (2.79m" x 2.08m")



UPVC double glazed window overlooking the rear garden and radiator.

Family Bathroom



Fitted with a three-piece suite comprising a panelled bath with electric shower over, pedestal wash hand basin and low-level WC. Shaver point, radiator and UPVC double glazed window to the rear.

Side & Rear Garden



The side and rear gardens are predominantly laid to lawn, complemented by a paved patio area ideal for outdoor seating and entertaining. Established shrubs, trees and hedging provide an attractive backdrop, whilst timber panelled fencing encloses the boundaries. Further benefits include an outside cold water tap and external power supply.