

## Family Bathroom



## Rear Garden



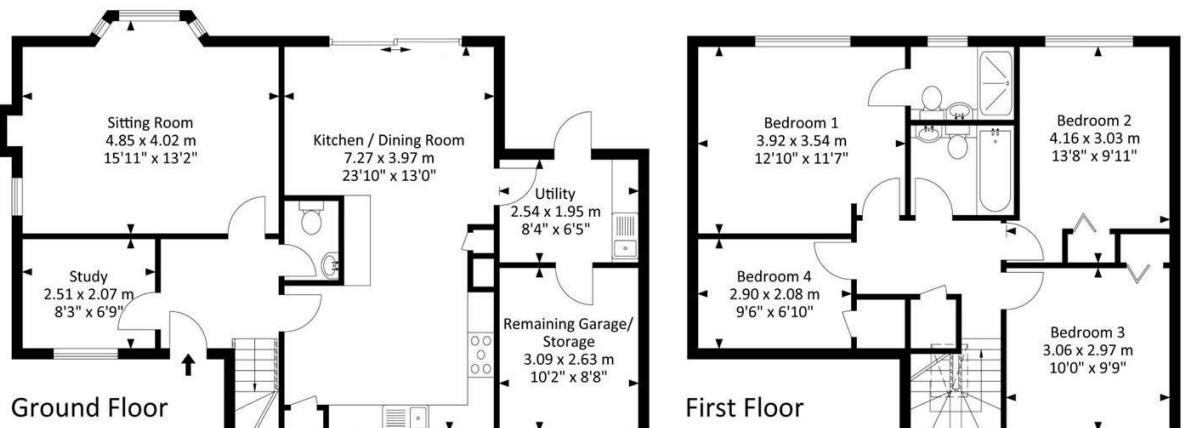
Beautifully tiled and fitted with a white suite comprising; Panelled bath with thermostatically controlled shower, additional handheld shower attachment and glass screen. Concealed low level close coupled wc and wash hand basin with storage beneath. Tall heated towel rail, mirror with light and extractor fan.

## Front Garden

A block paved driveway approaches the Garage providing off-road parking. The remainder is laid to lawn with shrubs and flowers.

## Russett Grove, Nailsea BS48 4GB

Approx. Gross Internal Area  
1327.90 Sq.Ft - 123.37 Sq.M  
Garage Area  
87.50 Sq.Ft - 8.13 Sq.M  
Total Area  
1415.40 Sq.Ft - 131.50 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:** 1327.00 sq ft

**Tax Band:** F

**Local Authority:** North Somerset

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# Gino's Estate Agents



**2 Russett Grove, Nailsea, BS48 4GB**

**£630,000**

NO ONWARD CHAIN. Ideal for those looking to move swiftly, we bring to the market this stunning 4 Bedroom, 3 reception room executive detached home, which benefits from being updated and remodelled by the current owners in recent years to create beautifully presented space with contemporary features. Finished to a superb standard throughout with numerous upgrades, the property boasts great space, ideal for growing families and is located in a quiet cul-de-sac where properties seldom come to the market. The accommodation briefly comprises; Entrance Hall, Cloakroom, Study, Sitting Room, Kitchen/Dining Room and Utility Room which was part of the garage. On the first floor there are 4 Bedrooms with 2 Bathrooms. Externally there is an established, partially walled garden that isn't overlooked with access via the side, driveway parking and access to garage. EPC rating - C.

## Entrance Hall



**Kitchen/Dining Room**  
23'10" x 13'0" (7.26m" x 3.96m")



A lovely welcoming Entrance Hall, entered via a UPVC double glazed door with stairs ascending to the first-floor accommodation. Ceiling coving, radiator and doors to most ground floor rooms.

## Cloakroom

Fitted with a smart white suite comprising: Concealed low level wc and vanity unit with inset wash hand basin. Heated towel rail.

## Study

8'3" x 6'9" (2.51m" x 2.06m")



A versatile room which is currently being used as a Study area with fitted worktop and storage units below. Radiator, ceiling coving and UPVC double glazed window to the front.

## Sitting Room

15'11" x 13'2" (4.85m" x 4.01m")



A lovely sized, dual aspect room with UPVC double glazed windows to the side and UPVC double glazed bow window to the rear. Space for a free-standing electric stove with tiled hearth and wooden mantle. Radiator, ceiling coving and TV point.

What a stunning space!

## Kitchen Area



Beautifully re-fitted with a stylish range of wall and base units with Quartz worksurfaces over and upstand for splashback. Undermount sink with drainer and mixer taps. Fitted double electric oven with 5 ring gas hob and extractor over. Integrated upright fridge freezer and dishwasher. Ceiling spotlights, ceiling coving, TV point and UPVC double glazed window to the front.

## Dining Area



With ample space for a table. Ceiling coving, vertical radiator and UPVC double glazed sliding patio doors to the rear garden. Door to the Utility Room.

## Utility Room

8'4" x 6'5" (2.54m" x 1.96m")



A useful space which was originally part of the garage. Fitted with a matching range of wall and base units as those in the Kitchen with inset stainless steel sink. Wall mounted and concealed combination boiler. Ceiling spotlights. Door to the remaining garage and to the rear garden.

## First Floor Landing

Doors to all Bedrooms and Family Bathroom. Access to the loft. UPVC double glazed window and additional Velux window on the half landing. Linen cupboard, vertical radiator and ceiling coving.

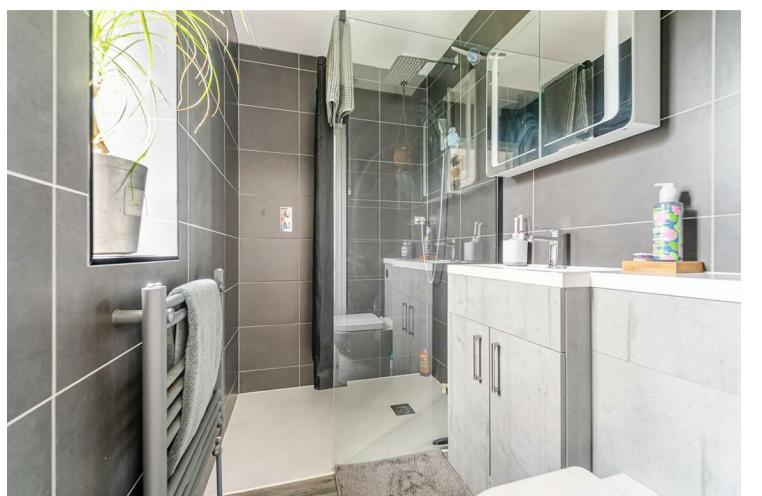
## Main Bedroom

12'10" x 11'7" (3.91m" x 3.53m")



UPVC double glazed window to the rear. Radiator, ceiling coving and door to the En Suite Shower Room.

## En Suite Shower Room



Fully tiled and fitted with a white suite comprising; Large walk-in shower with thermostatically controlled shower over. Concealed low level wc and wash hand basin with storage beneath. Heated towel rail, mirror with light and UPVC double glazed window to the rear.

## Bedroom 2

13'8" x 9'11" (4.17m" x 3.02m")



UPVC double glazed window to the rear. Radiator, ceiling coving and storage cupboard.

## Bedroom 3

10'0" x 9'9" (3.05m" x 2.97m")



UPVC double glazed window to the front. Radiator, ceiling coving and storage cupboard.

## Bedroom 4

9'6" x 6'10" (2.90m" x 2.08m")



UPVC double glazed window to the side. Radiator, ceiling coving and storage cupboard.