

Family Bathroom

6'4" x 5'6" (1.93m x 1.68m")



Fitted with a suite comprising: Panelled bath with mixer shower attachment. Low level close coupled wc and pedestal wash hand basin. Radiator, shaver point and Velux window.

Rear Garden



A private and sunny rear garden, enclosed by timber panel fencing and walling consisting of a paved patio area leading onto the main area that is laid to lawn with shrub borders. Outside tap. Side access.

Front Garden

A generous frontage with tarmac driveway provides off road parking for 3 cars along with a lawned area with mature shrubs and trees. Side access.

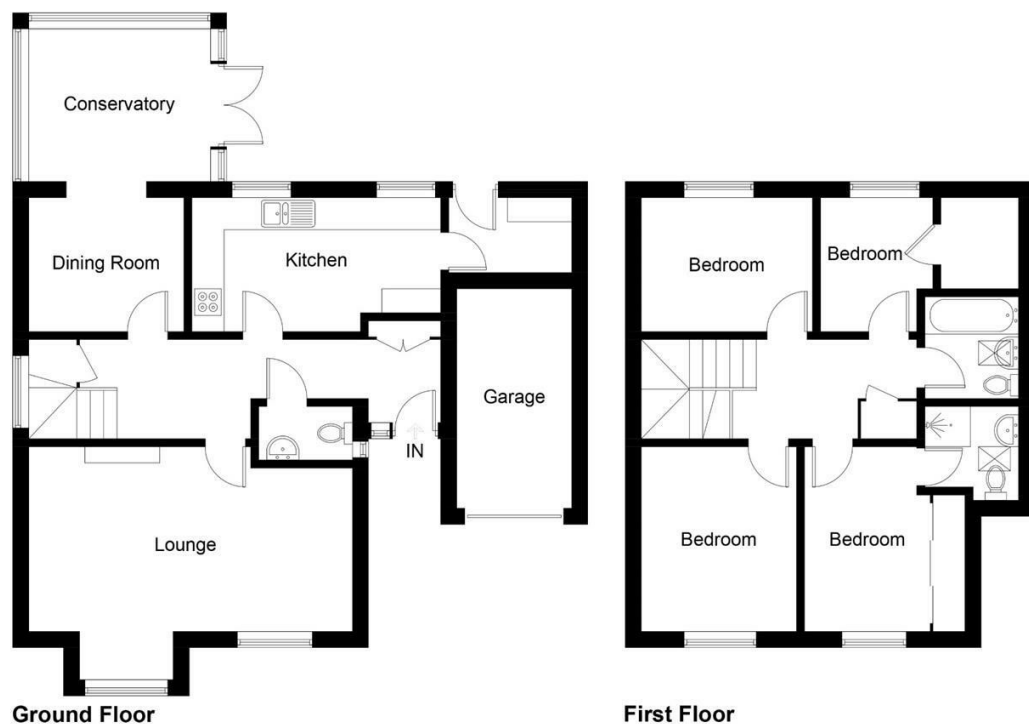
Garage

13'6" x 7'8" (4.11m x 2.34m")

Accessed via an up and over door. Light and power connected.

22 Sedgemoor Close

Approximate Gross Internal Area = 126.8 sq m / 1365 sq ft
(Excluding Garage)



For illustrative purposes only. Not to scale. ID1252889
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.
Floor Plan Produced by EPC Provision

Tenure: Freehold

Floor area: 1365.00 sq ft

Tax Band: E

Local Authority: North Somerset

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



Ginos Estate Agents

6 Ryves Vale, Tickenham, BS21 6FZ

T. 01275 540 176 | sales@ginosproperties.co.uk

ginosproperties.co.uk



Gino's Estate Agents



22 Sedgemoor Close, Nailsea, North Somerset, BS48 4YR

£525,000

NO ONWARD CHAIN. On the market for the first time in over 22 years, we welcome this superbly positioned, 4 Bedroom detached family home, situated at the head of this extremely desirable road, being one of Nailsea's most requested cul de sacs - 'Sedgemoor Close' just off The Perrings. Ideally for those looking to stamp their own mark and to move quickly, this spacious property is within walking distance of the excellent schools, local amenities, playing fields and the railway station, the layout briefly comprises: Entrance Hall, Cloakroom, Lounge, Dining Room, Conservatory, Kitchen/Breakfast Room and Utility Room. On the first floor there are 4 Bedrooms with 2 Bathrooms whilst externally there are gardens to the front and rear along with a garage and driveway parking. EPC rating - D.

Entrance Hall



Entered via a glazed door with glazed side panel. Stairs ascending to the first floor accommodation with understairs storage cupboard. Radiator, ceiling coving and built-in cupboard providing useful storage for coats.

Cloakroom

Fitted with a suite comprising: Low level wc and pedestal wash hand basin. Radiator. UPVC double glazed window to the front.

Lounge

19'6" x 11'3" (5.94m x 3.43m)



A lovely sized, light room with UPVC double glazed windows to the front. Feature fireplace with inset gas fire and brick surround. 2x radiators, TV point and ceiling coving.



Dining Room

8'1" x 8'0" (2.46m x 2.44m)



Radiator, ceiling coving and opening to the Conservatory.

Conservatory

12'3" x 9'9" (3.73m x 2.97m)



OF UPVC double glazed construction with dwarf walls and poly carbonate roof. French doors to the rear garden.

Kitchen/Breakfast Room

15'0" x 8'3" (4.57m x 2.51m)



Fitted with a range of wall and base units with roll edge worksurfaces and tiling to splashback. Fitted electric oven with hob. Inset one and a half stainless steel sink with drainer and mixer tap. Integrated fridge. Space and plumbing for an automatic washing machine and slimline dishwasher. radiator and fitted table/breakfast bar. Wall mounted and concealed boiler. UPVC double glazed windows to the rear and door to the Utility Room.



Utility Room

7'6" x 4'6" (2.29m x 1.37m)

UPVC double glazed window and door to the rear garden. Space for an upright fridge freezer.

First Floor Landing

Doors to all Bedrooms and Family Bathroom. Airing cupboard. Access to the insulated and partly boarded loft via a pull-down ladder

Bedroom 1

11'5" x 8'2" (3.48m x 2.49m)



UPVC double glazed window to the front. A range of fitted wardrobes with sliding mirrored doors. Radiator. Door to the En Suite.

En Suite Shower Room

6'4" x 5'6" (1.93m x 1.68m)



Fitted with a suite comprising: Tiled shower enclosure with thermostatically controlled shower over. Low level close coupled wc and pedestal wash hand basin. Heated towel rail, shaver point and Velux window.

Bedroom 2

11'5" x 9'3" (3.48m x 2.82m)



UPVC double glazed window to the front. Radiator.

Bedroom 3

10'5" x 8'4" (3.18m x 2.54m)



UPVC double glazed window to the rear. Radiator.

Bedroom 4

8'9" x 8'4" (2.67m x 2.54m)



UPVC double glazed window to the rear. Radiator. Door to a walk in storage cupboard measuring 5'6" x 4'9" and then a further door to the eaves storage space.