

of the garden where there is currently a shed but provides space for a Summerhouse or garden room which would be ideal for anyone working from home.



### Front Garden

Attractive block paved driveway providing off road parking for numerous vehicles.

### Garage

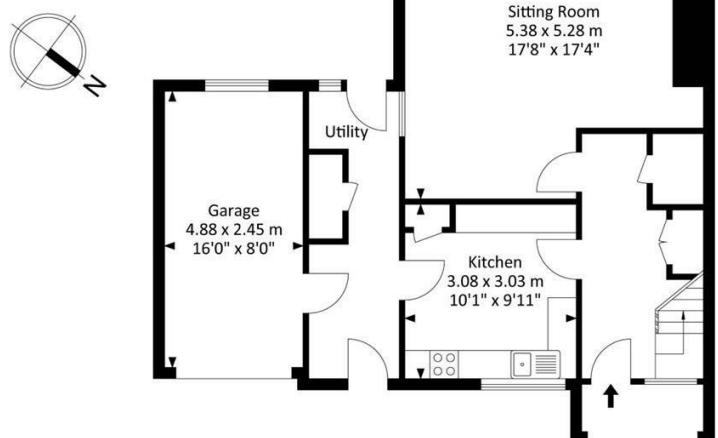
Accessed via an electric up and over door. Light and power connected. Window to the rear. Space and plumbing for an automatic washing machine.

**Sunnymede Road,  
Nailsea BS48 2NG**

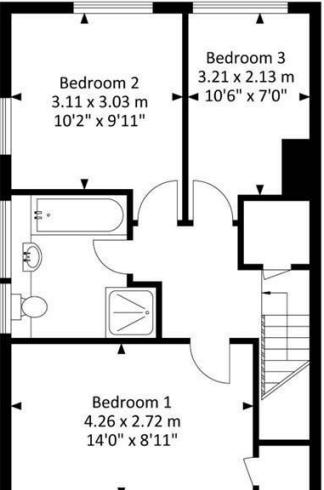
Approx. Gross Internal Area  
1000.7 Sq.Ft - 92.90 Sq.M

Garage / Utility  
220.30 Sq.Ft - 20.50 Sq.M

Total Area  
1221.0 Sq.Ft - 113.40 Sq.M



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:** 1221.00 sq ft

**Tax Band:** C

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



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# Gino's Estate Agents



**56 Sunnymede Road, Nailsea, BS48 2NG**

**£399,000**

NO ONWARD CHAIN. We are delighted to welcome to the market this rather special, 3 Bedroom semi detached family home, that has been in the same family for over 60 years, located in this much sought-after and often requested road. The property benefits from a generous sized plot with a fabulous south/west facing rear garden and offers huge potential to alter and extend as others have done in the road, whilst still enjoying easy access to local shops, public transport routes and schools. Although in need of some cosmetic updating, the benefits far outweigh the cons and in brief, the layout comprises: Entrance Hall, Kitchen, Side Lobby and Lounge/Dining Room. On the first floor there are 3 Bedrooms and a Family Bathroom whilst externally there is a fabulous rear garden, a block paved driveway providing off-road parking for numerous cars and a single garage. EPC rating - D.

## Entrance Hall



## Side Lobby

UPVC double glazed doors to the front and rear. Door to the garage. Storage cupboard.

## Sitting/Dining Room

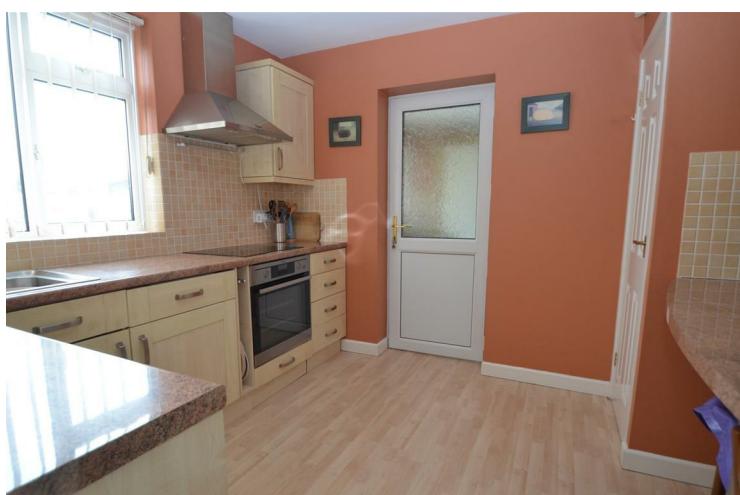
17'8" x 17'4" max (5.38m" x 5.28m" max)



Entered via a UPVC double glazed door with glazed side panel. Stairs ascending to the first floor accommodation with understairs storage cupboard (there is space to fit a cloakroom here as others in the road have done). Radiator. Doors to the Kitchen & Lounge/Dining Room.

## Kitchen

10'1" x 9'11" (3.07m" x 3.02m")



Fitted with a range of wall and base units with roll edge worksurfaces and tiling to splashback. Inset stainless steel sink with drainer and mixer tap. Fitted electric cooker with hob and extractor over. Useful breakfast bar. Radiator, larder cupboard and UPVC double glazed window to the front and glazed door to the side lobby.



## First Floor Landing

Access to the insulated loft via a pull down ladder. Cupboard housing the hot water tank.



## Bedroom 1

14'0" x 8'11" (4.27m" x 2.72m")



UPVC double glazed window to the front. Storage cupboard. Radiator.

## Bedroom 2

10'2" x 9'11" (3.10m" x 3.02m")



UPVC double glazed window to the rear. Radiator.

## Bedroom 3

10'6" x 7'0" (3.20m" x 2.13m")



UPVC double glazed window to the rear. Radiator.

## Family Bathroom



Fully tiled and fitted with a suite comprising: Panelled bath with mixer taps. Shower cubicle with electric shower over. Concealed low level wc and wash hand with storage below. shaped panelled bath with glass screen and mixer shower over. Low level close coupled wc and pedestal wash hand basin. Heated towel rail, ceiling spot lights and 2 UPVC double glazed windows to the side.



## Rear Garden



What a fantastic garden!! West facing and fully enclosed, this generous sized garden is laid to a paved patio which spans the full width of the property which leads onto the main area which is laid to lawn with shrub borders. There is space at the bottom