

Rear Garden



A good-sized enclosed rear garden offering an attractive and relatively low-maintenance outside space. Predominantly laid to lawn with a paved patio providing an ideal area for outdoor seating and entertaining. Raised shingle borders, outdoor lighting and timber gated access, with the garden enclosed by timber panel fencing.

Front Garden

Driveway providing off-street parking and leading to the single Garage. Predominantly laid to lawn with established shrubs and hedging, complemented by a low-level boundary wall and stepping-stone pathway.

Garage

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



Tenure: Freehold
Floor area: 904.18 sq ft
Tax Band: D

Local Authority: North Somerset
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Gino's Estate Agents



2 Kingston Drive, Nailsea, BS48 4RB

£435,000

NO ONWARD CHAIN. A well presented and particularly spacious three Bedroom detached family home, located in this deservedly favoured cul de sac, within close proximity of Hannah More Infants and The Grove Junior school, local pubs and convenience stores. Ideal for those looking to move swiftly, this lovely property also benefits from a nice sized garden with potential to extend (STPP) along with a Conservatory addition and in brief, the layout comprises: Entrance Hall, Cloakroom, Lounge, Dining Room, Conservatory and Kitchen. On the first floor there are 3 Bedrooms and Family Bathroom whilst externally there is driveway parking, gardens to both front and rear along with a garage. EPC rating - D.

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Entrance Hall



Entered via a UPVC part-obscure double glazed entrance door. Doors provide access to the principal ground floor rooms with stairs ascending to the first floor accommodation. Radiator.

Cloakroom



Fitted with a white suite comprising: Low level close coupled wc and vanity unit with inset wash hand basin. UPVC obscure double glazed window to the side.

Lounge

13'11" x 11'11" (4.24m x 3.63m")



A light and airy room with UPVC double glazed window to the front. Feature coal-effect electric fire with wooden mantel and marble surround and hearth. Radiator, TV point and doors to the Dining Room.



Dining Room

10'6" x 9'6" (3.20m x 2.90m")



UPVC double glazed doors to the Conservatory. Radiator.

Conservatory

10'1" x 9'3" (3.07m x 2.82m")



A useful addition to the property, of UPVC double glazed construction with dwarf walls and a polycarbonate roof. Wall-mounted electric radiator. Doors to the rear garden.

Kitchen

10'6" x 8'3" (3.20m x 2.51m")



Fitted with a range of wall and base units with roll edge work surfaces. Inset one-and-a-half bowl stainless steel sink and drainer with mixer tap. Space for a gas cooker, fridge/freezer, washing machine and dishwasher. UPVC double glazed window to the rear and door to the side.

First Floor Landing



Doors to all three Bedrooms and the Family Bathroom. UPVC double glazed window to the side.

Bedroom 1

13'10" x 10'10" (4.22m x 3.30m")



A generously sized room with UPVC double glazed window to the front. Radiator, airing cupboard and loft access.

Bedroom 2

10'10" x 10'7" (3.30m x 3.23m")



UPVC double glazed window overlooking the rear garden. Radiator.

Bedroom 3

10'11" x 6'11" (3.33m x 2.11m")



UPVC double glazed window to the front. Radiator. Useful built-in cupboard with hanging rail.

Family Bathroom

6'11" x 5'6" (2.11m x 1.68m")



Fitted with a modern white suite comprising: Panelled bath with thermostatic shower over and folding shower screen. Low level close couple wc and pedestal wash hand basin. UPVC obscure double glazed window to the rear.