



Front Garden

Enclosed by a low brick wall with double gates accessing a block paved drive, which provides ample off street parking and a beautifully ornamental garden with an abundance of flowers, pathways and ornamental features. Side access to the rear garden.



27 Hillcrest Road

Approximate Gross Internal Area = 120.8 sq m / 1300 sq ft



For illustrative purposes only. Not to scale. ID1238286
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: 1300.00 sq ft

Tax Band: C

Local Authority: North Somerset

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Ginos Estate Agents

6 Ryves Vale, Tickenham, BS21 6FZ

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

ginosproperties.co.uk



Gino's Estate Agents



27 Hillcrest Road, Nailsea, North Somerset, BS48 2JA

£450,000

NO ONWARD CHAIN. A beautifully presented, sympathetically extended and re-modelled, 3 Bedroom semi detached bungalow, located in this popular, non estate road within easy reach of the town centre and is perfectly positioned with easy access to local schools, amenities and public transport links. This lovely home boasts spacious and versatile accommodation and benefits from a superb garage conversion offering a perfect space for those that work from home or even a 4th Bedroom for guests if required. In brief, the UPVC double glazed and gas central heated property briefly comprises: Entrance Hall, Open Plan Kitchen/Dining/Living Room, Conservatory with glass roof, two double Bedrooms and Shower Room to the ground floor with an impressive Principal Suite to the first floor with a fabulous outlook. Externally, there is an extensive block paved driveway and well tended, ornamental garden to the front, whilst the rear gardens are established, secure and private with an abundance flowers and shrubs along with a Pear and Apple tree. EPC rating - C.

Entrance Hall

Entered via a composite double-glazed door with metal security gate on the exterior. Engineered oak flooring which runs through most of the ground floor. Doors to Bedrooms 2 and 3, Shower Room and Kitchen/Living Room.

Bedroom 2

13'5" x 9'8" (4.11m x 2.97m)



UPVC double glazed window to the front. Radiator.

Bedroom 3

11'1" x 10'0" (3.40m x 3.05m)



UPVC double-glazed walk-in bay window to the front. Radiator.

Open Plan Kitchen/Dining/Living Room



What a lovely space!

Kitchen Area

14'5" x 8'0" (4.39m x 2.44m")



Fitted with a modern range of wall and base units with square edge work surfaces forming an island with inset ceramic sink and drainer with mixer taps. Built in electric oven, gas hob and extractor over. Space for an upright fridge freezer and tumble dryer. Integrated dishwasher and washing machine. Useful larder cupboard. UPVC double glazed window to the rear and UPVC double glazed door to the side.

Living Area

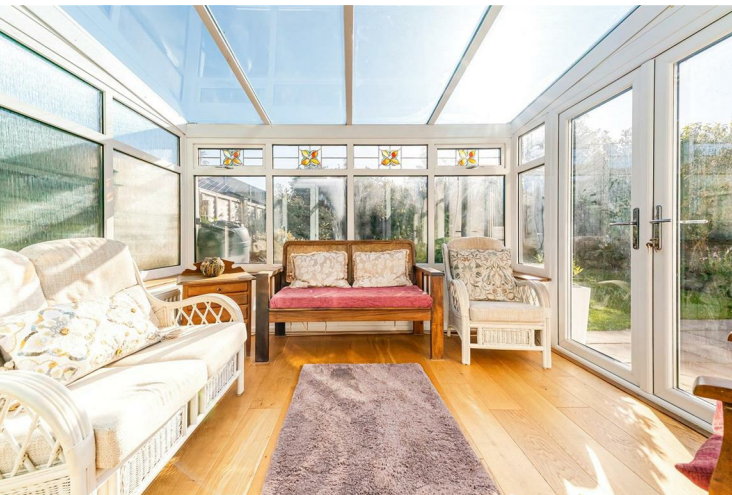
16'3" x 13'7" (4.95m" x 4.14m")



A light and bright room with attractive gas wood burning stove on a slate hearth with wooden lintel. Stairs ascending to first floor accommodation. TV point, radiator and UPVC double glazed French doors opening to the Conservatory.

Conservatory

9'8" x 9'1" (2.95m x 2.77m)



A useful addition to the property with a lovely outlook onto the rear garden. Of

dwarf wall and UPVC construction under a "Planotherm" roof. Radiator. UPVC double glazed French doors to the rear garden.

Ground Floor Shower Room



Fully tiled and fitted with a white suite comprising; Large shower tray with thermostatically controlled rainfall shower plus additional I handheld shower. Low level close coupled wc and wall hung vanity unit with inset wash hand basin. basin. Radiator, herringbone effect vinyl flooring and UPVC double glazed window to the side.

Pincipal Bedroom

17'10" x 11'11" (5.44m" x 3.63m")



What a stunning space, bursting with natural light and with a fabulous outlook to the rear via 2 floor to ceiling UPVC double glazed windows and a Velux skylight to the front. There is also a wall separating what could easily be used as a dressing area or even useful storage space. Door to the En-Suite Shower Room.



En Suite

10'0" x 5'6" (3.05m x 1.70m)



Fitted with a white suite comprising; Shower quadrant with thermostatically control shower over. Low level close coupled wc and wall hung vanity unit with inset wash hand basin. Vinyl flooring. Velux window.

Outside Office/Studio

16'2" x 7'3" (4.93m x 2.21m)



This great space, which was formerly the garage, would make an ideal home office or even a games room for teenagers. With an electric panel radiator, wood effect laminate floor covering, dual aspect UPVC double glazed windows to the front and rear and a UPVC double glazed pedestrian door to the side.

Rear Garden



Private, sunny and fully enclosed by timber panel fencing with secure gate access to the front, the garden comprises of a paved patio area immediately off the property leading onto a level shaped lawn edged with deep, fully stocked boarders. A variety of fruit trees such as apple and pear and a small vegetable patch. Timber shed. Outside socket and light.