Shower Room



A stunning, fully tiled shower room finished in a stylish, contemporary theme. Fitted with a modern white suite comprising a generous walk-in shower enclosure with rainfall showerhead, vanity unit with inset wash hand basin and mixer tap, and a concealed-cistern W.C. Further features include tiled flooring, radiator and UPVC double-glazed window to the rear.

Front Garden

The property enjoys an attractive frontage, partially enclosed by established natural hedging and incorporating an area of lawn. An extensive block-paved driveway provides generous off-road parking and access to the Garage/Store Room.

Rear Garden



A particular feature of this delightful home is the beautifully maintained, west-facing rear garden, which enjoys an excellent degree of privacy. Fully enclosed by timber panel fencing, with gated side access, the garden is predominantly laid to a level lawn, complemented by an attractive porcelain patio, ideal for outdoor dining and entertaining. A fabulous gazebo with feature lighting provides a wonderful setting for relaxing during the warmer months and enjoying the evening sunshine.

Storage Area

Accessed via an electric roller door and benefiting from power connected, this useful space provides excellent storage or workshop potential. Please note that the garage is not currently large enough to accommodate a vehicle.

Newton Green, Nailsea BS48 4RF

Approx. Gross Internal Area
1183.3 Sq.Ft - 109.9 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: 1183.00 sq ft
Tax Band: D
Local Authority: North Somerset

3 2 2 C

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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12 Newton Green, Nailsea, BS48 4RF

£495,000

Situated within a highly sought-after cul-de-sac on the western side of town, we are delighted to welcome to the market this beautifully presented and thoughtfully extended three-Bedroom detached family home. Finished to an exceptional standard throughout, with a stylish and contemporary theme, this superb property enjoys a convenient position for highly regarded local schools, shops, leisure facilities and nearby countryside. The light and spacious accommodation briefly comprises: Entrance Hall, Cloakroom, Sitting Room and an impressive open-plan Kitchen/Dining/Family Room with vaulted ceiling and direct access onto the rear garden. On the first floor there are three generously proportioned Bedrooms and a modern Family Shower Room. Externally, the property continues to impress with a delightful, private west-facing rear garden, complete with porcelain patio, lawn and attractive gazebo, whilst to the front there is an extensive block-paved driveway providing ample off-road parking and access to a useful Garage/Store Room with electric roller door. EPC rating - C.

Entrance Hall



Accessed via a composite double-glazed entrance door, this welcoming hallway features an attractive oak and steel staircase rising to the first floor, with a useful storage cupboard beneath. Further features include decorative half-height wall panelling, a radiator and luxury vinyl tile flooring. Doors lead to the Cloakroom, Sitting Room and Kitchen/Dining/Family Room.

Cloakroom

Stylishly appointed with half-height wall panelling and a modern white suite comprising a vanity unit with inset wash hand basin and low-level W.C. Additional features include a wall-mounted cabinet, radiator, luxury vinyl tile flooring and UPVC double-glazed window to the side.

Sitting Room

14'7" x 11'3" (4.45m" x 3.43m")



A beautifully presented and inviting reception room featuring an attractive fireplace with oak lintel, complemented by decorative beaded wall panelling and wall lights. Two contemporary upright radiators and a UPVC double-glazed window overlooking the front aspect.

Kitchen/Dining/Family Room

19'5" x 18'5" (5.92m" x 5.61m")



What a fabulous space!

Kitchen Area



Beautifully fitted with a contemporary range of wall and base units, complemented by square-edged work surfaces and matching upstands. Features include an inset sink with mixer tap, a peninsula providing additional drawer storage and breakfast bar seating, together with an attractive glazed display cabinet. A Rangemaster cooker takes centre stage, complete with tiled splashback and extractor hood, whilst integrated appliances include a larder fridge and dishwasher. Further benefits include an upright radiator, luxury vinyl tile flooring, UPVC double-glazed window overlooking the rear garden and access to the Utility Room.

Dining Area



Providing an excellent space for family dining and entertaining, with attractive slatted wall panelling and luxury vinyl tile flooring, seamlessly connecting with the kitchen and family areas.

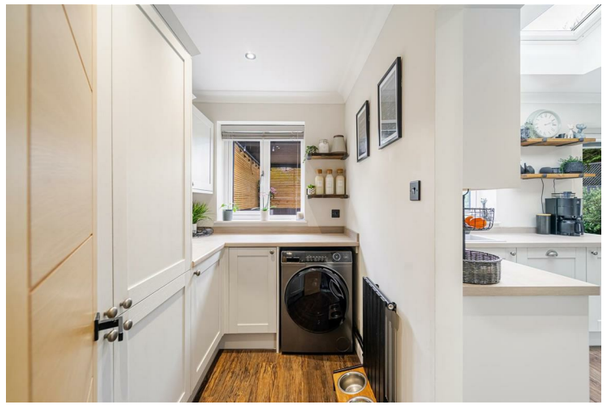
Family Area



A particularly impressive space featuring a vaulted ceiling with two Velux roof windows, allowing natural light to flood the room. Contemporary slatted wall panelling adds character, whilst UPVC double-glazed French doors open directly onto the rear garden. Finished with an upright radiator and luxury vinyl tile flooring.

Utility Room

8'6" x 5'8" (2.59m" x 1.73m")



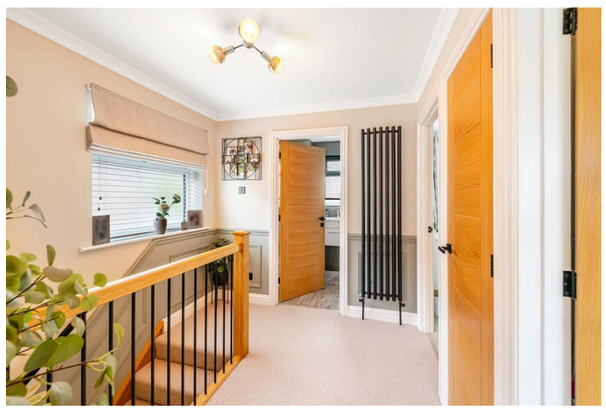
A practical and well-appointed addition, fitted with a range of wall, base and larder units, complemented by square-edged work surfaces. Integrated larder freezer and space for a washing machine. Luxury vinyl tile flooring, UPVC double-glazed window to the rear and a door leading to the Shower Room.

Shower Room



Stylishly appointed and finished to a contemporary standard, featuring attractive white rectangular wall tiling with contrasting dark grout. Fitted with a modern vanity unit incorporating a wash hand basin with chrome mixer tap and storage cupboard beneath, together with a generous glazed shower enclosure featuring a sleek black frame, rainfall showerhead and separate handheld attachment. Complemented by contemporary fittings and a wall-mounted mirrored cabinet.

First Floor Landing



An attractive landing featuring a contemporary upright radiator and UPVC double-glazed window to the side. Access to the loft space and an airing cupboard housing the combination boiler. Doors lead to all three Bedrooms and the Family Shower Room.

Bedroom 1

13'3" x 9'10" (4.04m" x 3.00m")



A beautifully presented principal bedroom benefiting from a range of built-in wardrobes, decorative beaded wall panelling, radiator and UPVC double-glazed window overlooking the front aspect.

Bedroom 2

9'11" x 9'10" (3.02m" x 3.00m")



Another generously proportioned bedroom, tastefully decorated with feature wall panelling, radiator and UPVC double-glazed window enjoying views over the rear garden.

Bedroom 3

9'10" x 7'9" (3.00m" x 2.36m")



A well-appointed third bedroom featuring decorative wall panelling, a useful built-in storage cupboard and contemporary upright radiator.