

Willow Tree Fields, Netherton Grange
Nailsea

Offers in the Region of
£600,000



A highly energy-efficient, nearly new 4-bedroom, 2 1/2 bathroom detached family house at Netherton Grange. Extending to 1.550 Sq.ft the impressive 4 double bedroom, 3 reception room, two-and-a-half bathroom layout has been significantly enhanced with almost £24,000 of carefully chosen upgrades, elevating it well beyond the original build specification. The house is very energy efficient (EPC B) and is offered with the balance of a 10 year NHBC Guarantee and the huge advantage of **no onward chain delays** allowing a quick move without fuss, subject to contract.

Viewing available every day - call for an appointment.

This impressive four double bedroom, three reception room, two-and-a-half bathroom detached home has been significantly enhanced with almost £24,000 of carefully chosen upgrades, elevating it well beyond the original build specification.

Designed with modern family living in mind, the house is highly energy-efficient, immaculately maintained, and still benefits from the balance of a 10-year NHBC warranty. Offered with the rare advantage of no onward chain, it presents a genuine opportunity for a swift, smooth and stress-free move, subject to contract.

The property presents extremely well with light, neutral decoration and enjoys a superb position in the prime setting in this sought after development with a private south facing garden, a long drive, a large garage to the side and the advantage of a more open outlook to the front towards an area of parkland.

Typically, the first houses that are occupied in any new development stand in some of the very best positions and this house is no exception with a feeling of space around the property, an attractive approach and a secluded sunny garden. The impressive exterior of the house invites you in and the interior certainly doesn't disappoint with very comfortable accommodation that flows well from the welcoming reception hall that opens to all main ground floor rooms.





The following additional incentives are included by the Seller that were expensive extras when new, carpets and flooring throughout, the upgraded kitchen with Silestone worktops, shower over the bath with laminated glass screen, towel rail radiators to bathroom and en-suite, down lights to kitchen, cloakroom, bathroom and en-suite, turf to the rear garden, and a personnel door to garage.

Living Room: The spacious Living Room has French doors and matching full drop windows that open to the patio at the rear and overlook the rear garden.

Dining Room and Kitchen: A separate dining room adjoins both the living room and the kitchen with wide open access between the kitchen and dining area creating an attractive open plan effect. The dining area also opens to the rear garden with a second set of French doors to match the living room.

The kitchen is very well equipped with a good range of contemporary wall and floor cupboards and extensive work surfaces. A suite of integrated appliances comprises a built in eye level electric double oven – grill, an inset 5 burner gas hob with a fitted cooker hood above, an integrated dishwasher and an integrated fridge freezer. There is an open outlook to the front and the advantage of a separate **utility room – cloakroom** just across the hall that houses the washing machine and tumble dryer and offers further storage cupboards.

A well proportioned **study** is also arranged off the hall, with again a more open outlook to the front.

The staircase rises from the hall to the first floor landing, and here there are four very comfortable double bedrooms and a family bathroom.

The **principal bedroom** is of excellent size and opens in turn to an en suite shower room, while the bedrooms at the front have deep sill windows that offer a more open outlook and the bedrooms at the rear overlook the rear garden.

The space within the house is exceptional, and the house is in virtually new condition, plus the property is offered without an onward chain delay due to a career relocation out of the region.

Outside:

An established hedge creates an attractive setting and screens the house from the front. A long drive provides parking for at least two cars and the side and leads to the **Large Garage** 23'3 x 10' (7.9m x 3.5m) internally with an up and over door, lighting, power, overhead storage, and a personnel door to the garden.

A gate opens from the drive to the patio area at the rear that in turn leads to the south facing lawn that is enclosed by the wall of the garage and partly by timber panel fencing. This offers a high degree of privacy.

Energy Performance:

There is an excellent EPC rating for the house of B-86.





The Town:

A good range of amenities are available including cafés and restaurants, large Tesco and Waitrose supermarkets, Doctors and Dental surgeries, a pedestrianised shopping centre with nationally known and smaller independent retailers, a banking hub and professional offices.

There is high employment, and the schools are good with Hannah More and The Grove Schools close by and both Nailsea School and Backwell schools within walking distance.

Though well-placed for the commuter at only 8 miles (ca. 13 km) from Bristol with a mainline railway station and with Junctions 19 and 20 of the M5 less than 6 miles (ca. 10 km) away, Nailsea is surrounded by pretty North Somerset countryside. It has easy access to other major centres in the area and access to the Sustrans national cycle network with a good route to Bristol and other destinations.

Services & Outgoings:

Mains water, gas, electricity, and drainage are connected. Gas central heating through radiators with a high-efficiency boiler. Telephone and broadband connections are available. Full double glazing and high insulation standards. The Council Tax Band is F.

Construction:

The house is traditionally constructed.

Mortgages:

Our Independent Financial Advisor is always happy to give Free, whole of market, impartial mortgage advice and wealth management.

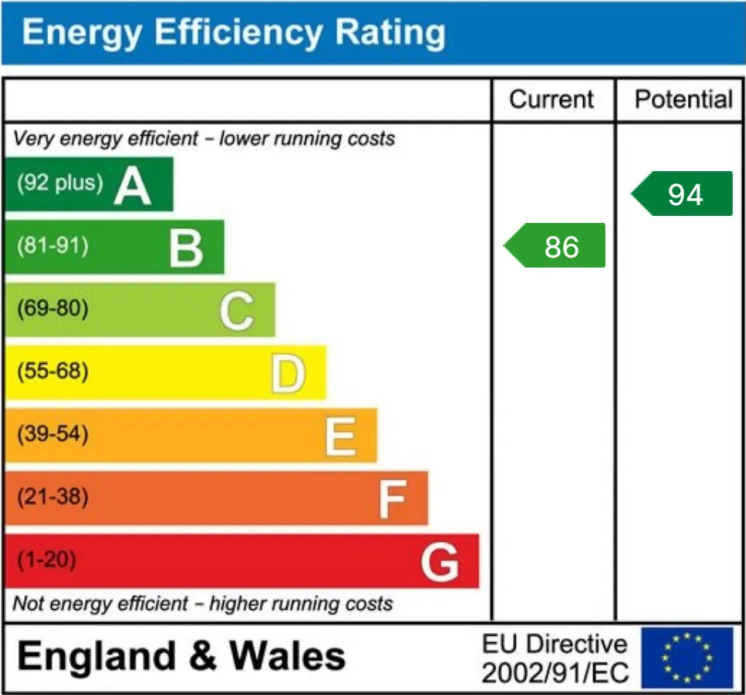
Photographs:

Some images may be virtually furnished to give a sense of proportion and perspective.

Viewing:

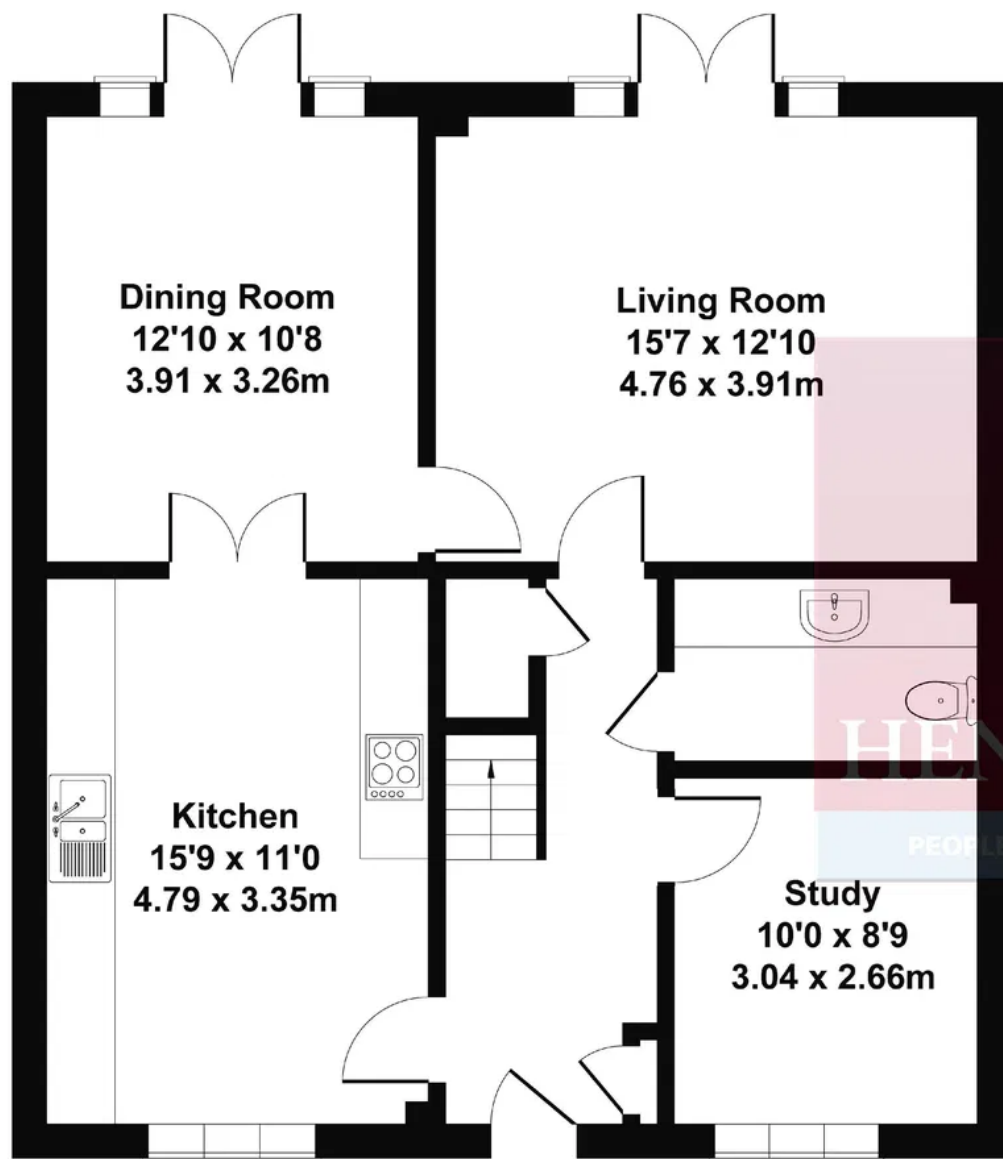
By appointment with the local estate agents: Hensons - Telephone 01275 810030 or arrange an online appointment at www.hbe.co.uk

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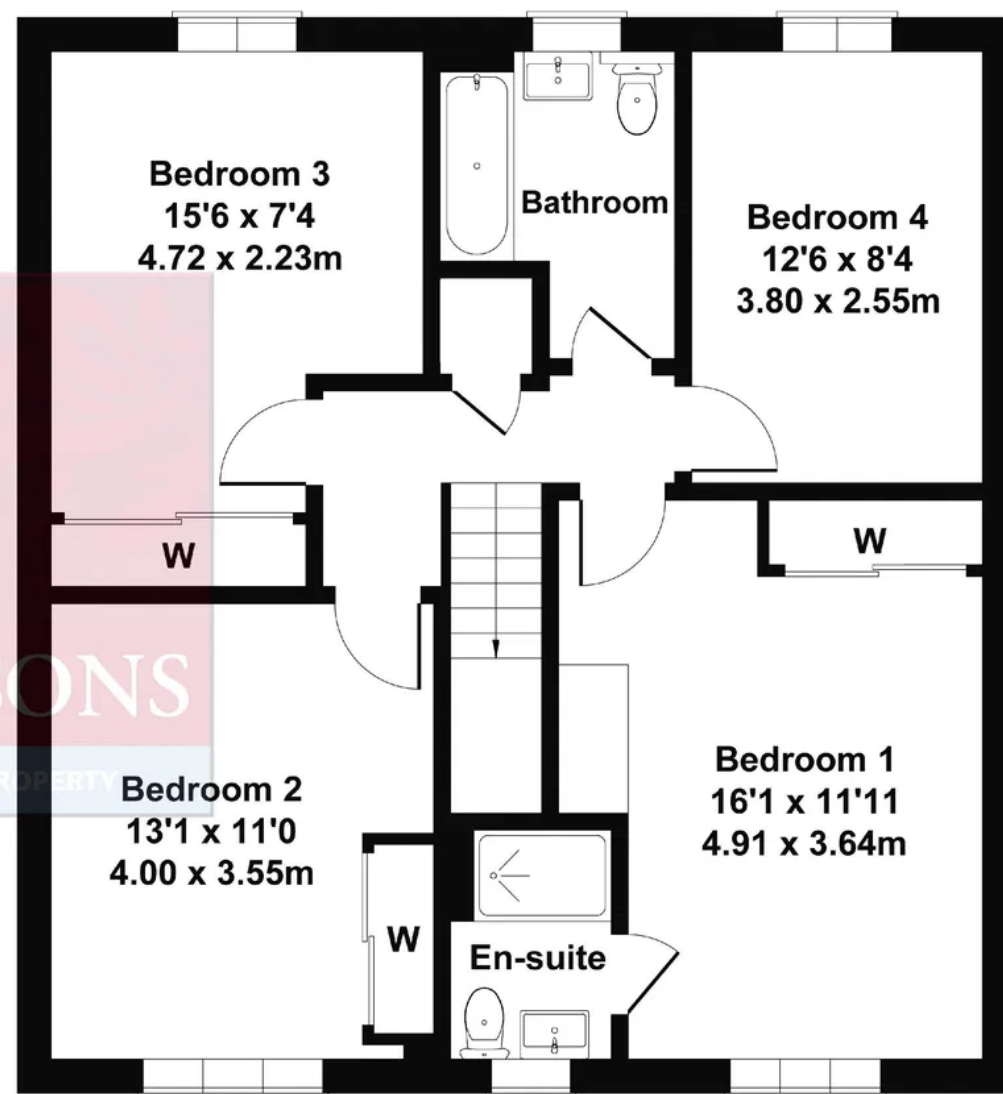




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GROUND FLOOR



FIRST FLOOR