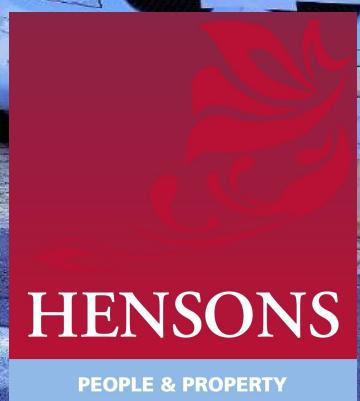




4 Sherston Close,
Nailsea, North Somerset



4 Sherston Close, Nailsea, North Somerset BS48 2TN

Offers in the region of £325,000 - Freehold

A particularly fine 3 double bedroom family home occupying an attractive position with a superb, private south facing rear garden in a quiet close near to parkland, outstanding schools and Nowhere Wood in the sought after Trendlewood area of the town.

This area of Nailsea is tremendously popular partly due to the close proximity to the large open parkland areas but also because of the nearby Golden Valley School and St. Francis School. There is also remarkably easy access on foot to the town centre amenities that include Waitrose, Tesco, WH Smith and many other nationally known retailers. There are two health centres, dental practices, a leisure centre and a gym, banks, independent retailers and a pedestrianised shopping development. In addition, Nailsea School is no distance away but, the position of the house is quiet and away from through roads.

For the commuter Nailsea offers good road connections to Bristol (8 miles), Clifton (6 miles) and the M5 with two junctions of the M5 less than 10 minutes' drive away. In addition, a main line rail connection that is an easy walk away in neighbouring Backwell offers local and Intercity services with direct trains to Bristol and London-Paddington.

The house is quite simply outstanding with beautifully presented and extensively improved accommodation that is well designed and includes three double bedrooms together with separate reception rooms, a fabulous conservatory, a fully fitted kitchen and a spacious bathroom with bath and shower. The whole house has clearly been carefully maintained while, the garden is a particular feature with a beautiful selection of specimen trees shrubs and bushes set in an AstroTurf lawn with a summer house and garden shed at the bottom of the garden and a secluded patio adjoining the back of the house.



The Accommodation

(All measurements are approximate).

ENTRANCE HALL: Having a uPVC part glazed front door with matching full drop double glazed side screen, oak finished flooring, a recessed down lighter ceiling light and a Georgian style glazed door opening to:-

LIVING ROOM: An attractive principal reception room with a radiator, good quality laminated flooring that continues through to the dining room, coved ceiling, TV points, a door way to the dining room, and a full drop uPVC double glazed window allowing an outlook to the front.

DINING ROOM: Having a double radiator, uPVC double glazed French doors that open to the conservatory, a feature half return staircase rising to the first floor, telephone (broadband) point, coved ceiling, a deep built in under stairs storage cupboard and a doorway to the kitchen

EXCEPTIONAL CONSERVATORY: A very well-designed addition to the original accommodation that really draws the living space into the back garden and links extremely well with the secluded patio area. A really lovely place to sit and enjoy the outlook to the south.

KITCHEN: Very well equipped with a range of contemporary style Shaker wall and floor cabinets including glazed display cupboards, extensive rolled edge granite finish laminated work surfaces, an inset shaped stainless sink unit with mixer tap over, plumbing for an automatic washing machine and for a full-size dishwasher, space for an upright fridge-freezer, ceramic tiled surrounds, over work top lighting, a 600mm slot in cooker space and fitted cooker hood above, a uPVC double glazed window overlooking the patio and rear gardens and a concealed gas fired boiler supplying hot water and central heating.

On the first floor:

LANDING: The return staircase rises to a galleried landing with a hatch allowing access to the insulated loft and a built-in airing cupboard.

BEDROOM ONE: Having a uPVC double glazed window allowing an outlook to the front, coving and a range of fitted wardrobes.

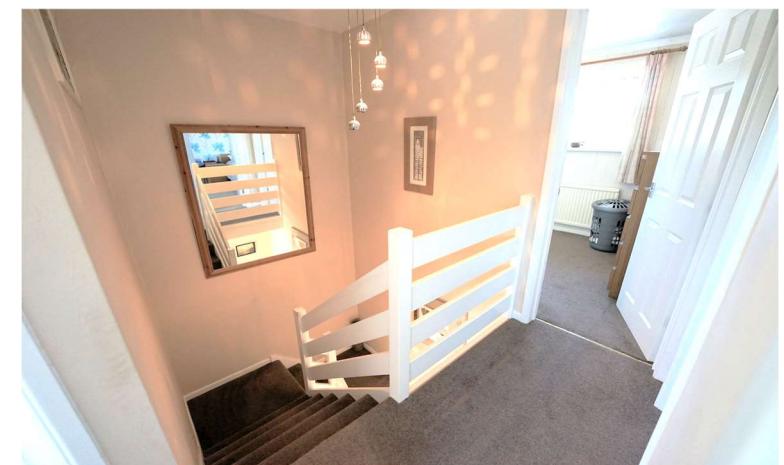
BEDROOM TWO: Here, the outlook is to the rear with a uPVC double glazed window and coved ceiling.

BEDROOM THREE: Remarkably a third double bedroom that again enjoys an outlook to the front with a uPVC double glazed window, coving to the ceiling and a wall to wall range of fitted wardrobes

VERY SPACIOUS BATHROOM: A contemporary white suite comprises a panelled bath, a close coupled WC and a pedestal wash hand basin, a separate quadrant shower enclosure and a uPVC double glazed window to the rear, down lighter ceiling lights.

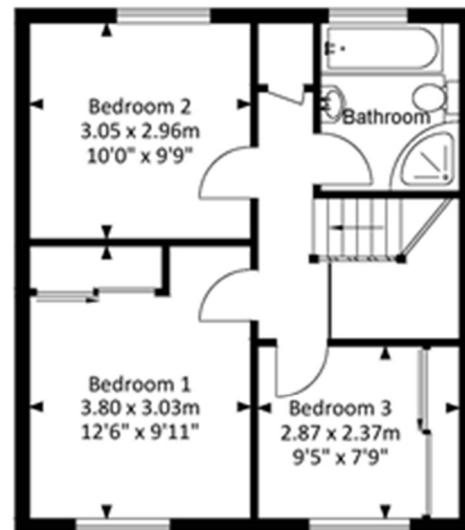
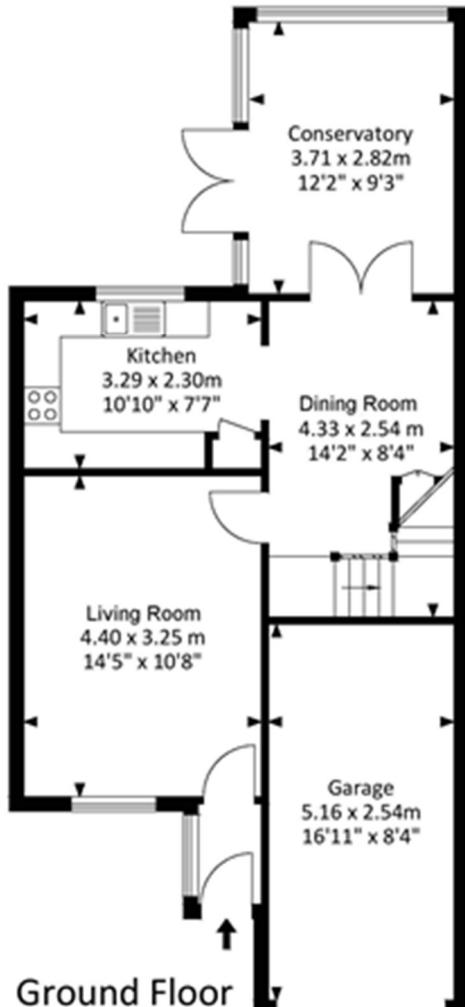
OUTSIDE: A wide drive with block paving provides parking for at least 2 cars and leads to the part integral **GARAGE** with power and light connected and an up and over door.

The enchanting, south facing rear garden is fully enclosed and offers a good measure of seclusion. There is a large timber garden shed and a summer house at the bottom of the garden, a paved patio adjoins the conservatory and rear of the house while the lawn is virtually maintenance free high-quality AstroTurf.



SERVICES: All mains services are connected. Gas central heating through radiators. Hi speed and superfast fibre broadband available. Full uPVC double glazing

VIEWING: Only by appointment with the Sole Agents: Hensons
Telephone 01275 810030 – 7 days a week.



The agent has not tested any apparatus, equipment, fixtures, fittings or services and therefore cannot verify that they are in working order or even connected. A buyer is advised to obtain verification from their solicitor or surveyor. The particulars are provided subject to contract and include floor plans that can only give a general indication of the layout of the property. Arial photographs are for identification purposes and general guidance only and do not accurately depict boundaries, accuracy is not guaranteed and should not be relied on for any purpose. All measurements are approximate and may be rounded up or down when converted between imperial measurements and metric measurements. All fixtures and fittings are excluded from the sale unless separately included within the 'fixtures and fittings' list that will be provided by the sellers' conveyancer's or solicitors as a sale proceeds. Any reference to planning consent and land areas are only opinion or estimate or, where mentioned based on information provided by the sellers. Where potential for development, improvement or extension is mentioned, no guarantee of a favourable planning consent is given and no detailed exploration of supposed potential has been undertaken unless otherwise expressly stated as having been carried out by Hensons rather than the seller or their architect or town and country planning advisors. For further information with regard to planning consent requirements and possibilities, we recommend that an appointment is arranged to meet with our fully qualified planning consultant (there may be a charge for that service). These draft particulars do not form part of any contract and no warranty is given neither do they form part of any offer made by the agents or the seller. © Hensons



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