



5 Holly Close, Nailsea Park, - Perfectly placed for Golden Valley

Nailsea - Offers in the Region of £484,950





## The House and Garden

Tucked away in a quiet cul-de-sac within the ever-popular Nailsea Park and Trendlewood area, this impressive 4-bedroom detached family home combines generous, well-balanced living space with a private level rear garden, driveway parking and a garage, all remarkably within a 7-minute walk from the town centre, parkland and highly regarded schools, including Golden Valley.

This well-designed house is also nicely hidden away from busy roads in an established residential area that continues to be especially well regarded by families and long-term owners alike.

Originally built in the early 1980s by a respected national developer, the house forms part of a mature residential setting made up of individual detached homes of varying design. The enduring popularity of this area is easy to understand. With excellent amenities close by and great connections by road, bus, mainline railway station and the Festival Way, part of the Sustrans cycle route, all again within an easy walk.

The house offers bright, airy and well-balanced accommodation, a theme of the eighties before designs shrunk through the late 1990s and into this century. Here the house is designed with family life in mind, and so is the private sunny garden. The layout includes a traditional reception hall large enough, for instance, for a pram or pushchair, which creates a welcoming first impression and leads through to the principal ground floor rooms.

The generous living room overlooks the rear garden and has a further focal point, a contemporary fireplace.

A superb separate dining room is adjacent to a kitchen/breakfast room with space for all appliances and a breakfast bar for day-to-day family use.



Find it on our website



However, others with houses of this original design have had the wall removed between the two to offer a fabulous front-to-rear double-aspect kitchen-diner-family room in addition to a good separate but connected lounge. No planning permission is required for this type of alteration.

A cloakroom completes the ground floor arrangement, while the overall layout provides a practical and comfortable flow that has stood the test of time particularly well.

Upstairs, the first floor provides four comfortable bedrooms, giving flexibility for family occupation, guests, home working or hobbies as required. The principal bedroom is especially spacious and offers a picturesque outlook through to the wooded hillside of Wraxall away beyond the town. Meanwhile, the remaining rooms are all well proportioned and served by a smart family shower room. The balance of bedroom space is a real strength here, better than outwardly similar homes that were built to the east of Trendlewood Way a few years later, and that is what makes a Holly Close and Beech Drive house as practical as it is appealing.

## Outside

The property continues to impress. The front approach includes a double-width driveway leading to the garage, while the rear garden is level, private and of a good size, combining lawn, established borders and a paved patio adjoining the house. The garden offers a lovely sense of seclusion and provides plenty of space for outdoor dining, children's play or simply enjoying the quieter setting.

For those needing to commute, Nailsea remains exceptionally convenient. Bristol lies within easy reach by road, with Junctions 19 and 20 of the M5 both accessible, while nearby Nailsea & Backwell Station provides mainline rail services to Bristol, Bath and London Paddington.

Altogether, this is a well-balanced detached family house in one of Nailsea's most established and consistently popular residential locations – a home with a peaceful setting, generous accommodation and excellent everyday convenience.

## Service & Outgoings

All main services are connected. Telephone connection. Gas fired central heating through radiators with an efficient 'combi boiler. Full double glazing. High speed and superfast broadband are available with download speeds up to 1.5 Gb or better via fibre. Cable TV services are also available. Council Tax Band E

## Energy Performance Certificate

The house has been assessed for energy performance as band D-67

## Construction

The property is traditionally constructed and was built by a respected regionwide building company with a full 10 year NHBC warranty from new.





## **Mortgages & Finance**

There is a bewildering array of funding options for this property. Our fully qualified independent financial advisor (I.F.A.), Graham will be pleased to provide FREE, impartial advice as you need it. Please call Janet Sterling at Henons on 01275 810030, who will arrange this for you.

## **The Town & Connection to Bristol, Bath and London**

Still known affectionately by many as 'the village', Nailsea is the smallest of the four North Somerset towns but the most conveniently placed for Bristol at just 8 miles from the city.

A good range of amenities are available, including large Tesco and Waitrose supermarkets, a pedestrianised shopping centre with nationally known and smaller independent retailers, and professional offices. There are two health centres, dental practices, a leisure centre with a gym, and cafes, pubs, and restaurants, including the excellent White Truffle restaurant.

In addition to the conventional retail shops, there is a well-supported monthly farmers' market and periodic food festivals too.

Though well placed for commuters, Nailsea is surrounded by the pretty countryside of North Somerset and has easy access to other major centres in the area, as well as to the Sustrans national cycle network, which provides a good route to Bristol and other destinations.

Junctions 19 and 20 of the M5 are less than 6 miles, giving easy access to the country's motorway network, and a mainline rail connection is available at Nailsea and Backwell Station, which is within walking distance with direct trains to Bristol, Filton Abbeywood, Bath and London Paddington.

## **Viewing:**

By appointment with the Sole Agents: Hensons

Telephone 01275 810030

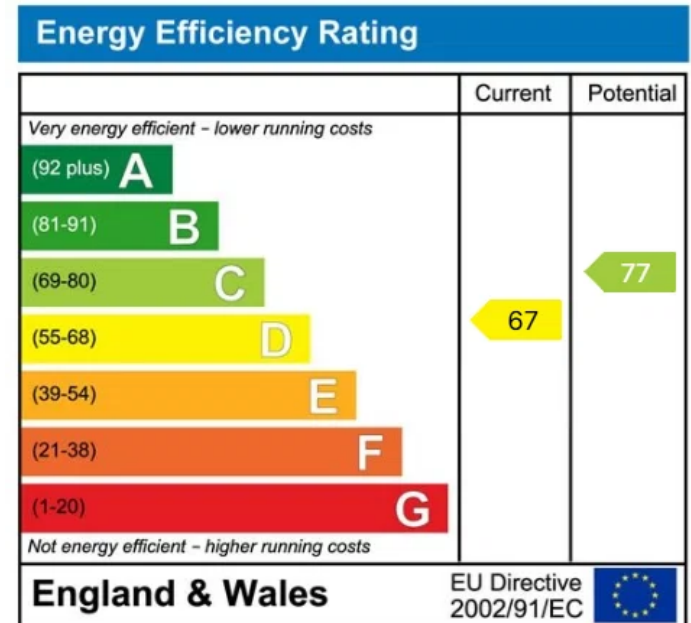
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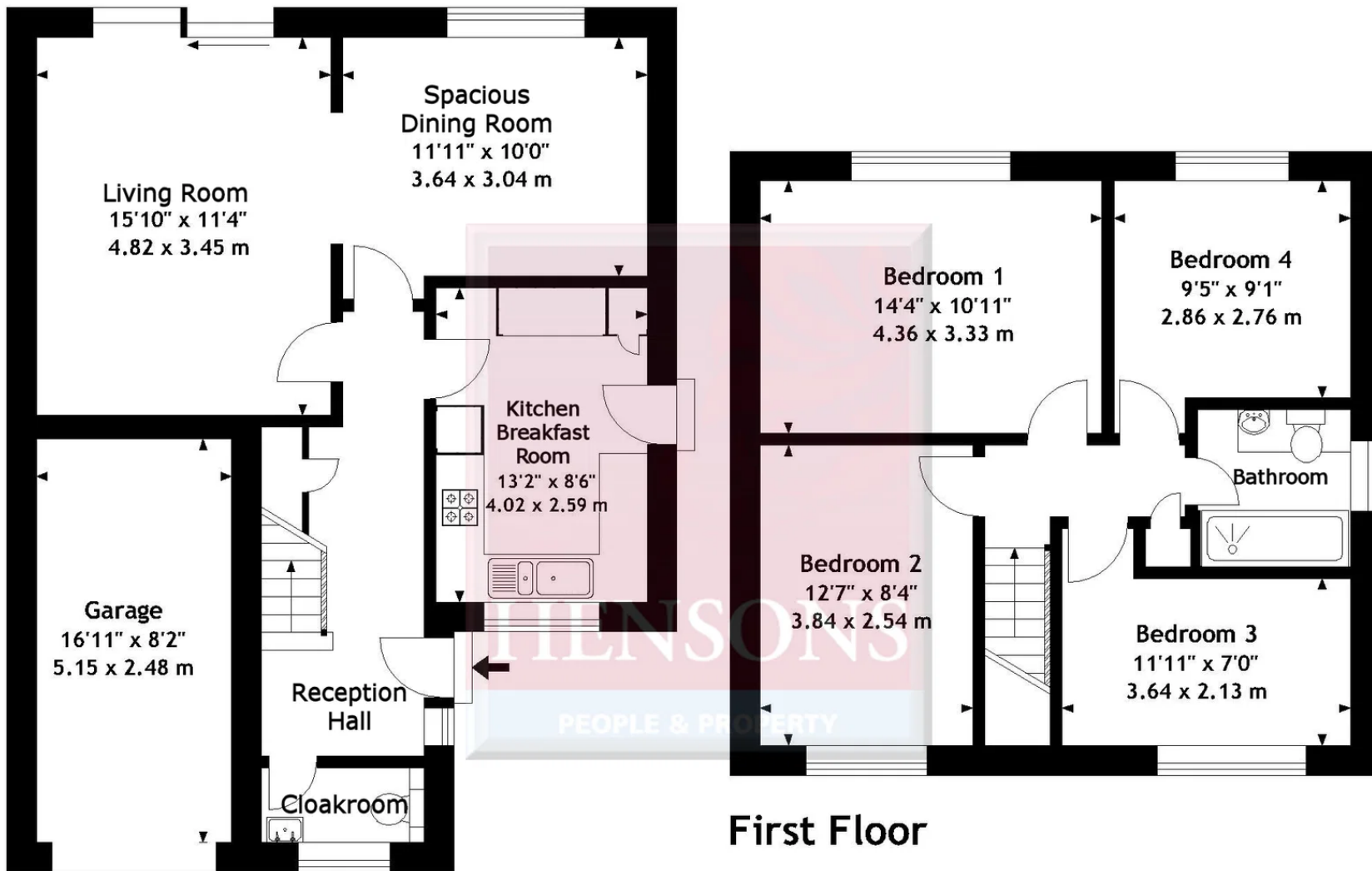
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Ground Floor

First Floor



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