



# A substantial non-estate 4-bedroom home in Nailsea Park

Perfectly paced for all amenities - Guide Price £587,500





## The House and Garden

A superb detached family house of real comfort and substance, quietly tucked away at the head of a small cul-de-sac in one of Nailsea's most convenient and consistently popular settings, is ideally placed for highly regarded schools, parkland, and the full range of town centre amenities.

Built in the early 1980s as one of just three similarly styled homes in this particularly convenient position, the house has evolved well over time and has been thoughtfully improved by successive owners. Today it offers well-balanced 4 bedroom, 2 bathroom accommodation that combines the reassuring proportions of its era with a range of carefully chosen updates, creating a home that feels both established and highly practical for modern family life.

The setting is a particular attraction. Nailsea Park remains one of the town's most favoured residential areas, especially for families, with Golden Valley School and adjoining open green space close at hand, Millennium Park even nearer, and Nailsea School, the health and leisure facilities, the pedestrianised shopping centre, Waitrose and Tesco all within easy reach. It is a location that allows day-to-day life to work with notable ease.

The house itself presents attractively from the front, with a pleasing local stone-walled frontage and an enclosed approach that gives a smart, more individual, non-estate first impression. Inside, the accommodation flows in a traditional and comfortable way. The reception hall offers a warm welcome and leads through double doors to a particularly spacious living room, where an open fireplace with a woodburning stove forms a natural focal point and a large bay window looks out over the enclosed, walled front garden.



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Additionally, a separate dining room/reception room with attractive wainscote panelling offers excellent flexibility, whether used as a formal dining room, family room, or a more adaptable entertaining space.

Doors open directly to the new patio and garden, allowing the house to connect beautifully with the outside.

Optionally, there is also potential to break out the wall between this room and the already roomy kitchen to create a large, full-width open-plan kitchen diner that would take full advantage of the position and privacy offered in the plot.

The kitchen, which offers an outlook to the patio and garden, has been updated and is now arranged with a full range of contemporary wall and floor cupboards with contrasting work surfaces, an inset hob, a split-level oven, a chimney hood, and an inset one-and-a-half bowl sink.

There is plumbing for a dishwasher and space for an American-style fridge-freezer, while a door opens through to the large attached garage that includes an informal utility area and a really useful boarded loft above.

The utility area is equipped with additional cupboards, appliance spaces, plumbing for a washing machine, and loft storage above. A cloakroom completes the ground floor.

Upstairs, the first floor is arranged around four good bedrooms. The principal bedroom is particularly comfortable, with fitted wardrobes and the advantage of a well-appointed, recently updated en-suite shower room. The remaining bedrooms are all of a very practical size for family use, with the second and third bedrooms enjoying a more open outlook across Nailsea Park towards Belmont Hill in the distance. The family bathroom has also been updated and serves the remaining bedrooms well.

The improvements made during the current ownership and in recent years have enhanced the house in all the right places, including the replacement of the boiler with a Vaillant combination unit, the refitting of the bathrooms, the kitchen improvements, the replacement of windows, and general redecoration. The internal doors and staircase have been replaced with a contemporary waxed oak finish to the very pleasing stairs and matching doors, while, most recently, the creation of a superb porcelain-tiled patio has added another layer of appeal, providing a secluded and stylish area for outside dining and relaxation before the garden opens out beyond.

## Outside

The gardens frame the house well. To the front, a walled garden adds character and privacy, while a gated entrance opens to a brick-paved driveway providing ample parking and access to the attached double-length garage with light, power, a remote control roller door, a rear personnel door and useful storage.

To the rear, the garden is enclosed, established and private, offering an excellent balance of paved seating spaces and lawn. The new porcelain-tiled patio is a particularly attractive feature, designed as a more secluded outdoor sitting area and linking naturally to the rest of the garden.





Broad sweeps of patio, a level lawn, screen walling and timber fencing all combine to create an outside space that is both family-friendly and easy to enjoy, with ample room for entertaining or quieter everyday use.

Altogether, this is a well-positioned and notably well-kept detached home with an appealing sense of privacy, generous living space and a long list of sensible improvements, all in a location that continues to be sought after for very good reason.

### **Energy Performance**

The house has been assessed as Band D-61 for Energy Performance.

### **Services and Outgoings**

All main services are connected. FTH and FTC broadband are available with download speeds of 1 Gb or faster. Cable TV, broadband and telephone services are available. Gas central heating. uPVC double glazing. Council Tax Band E.

### **Construction & Mortgages**

The house is of standard, traditional construction and is therefore fully mortgageable. For more information about mortgages, call us, and Janet Stirling will arrange free, impartial whole-of-market mortgage advice for you.

### **The Town**

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, cafés, pubs, and restaurants, including the excellent White Truffle restaurant.

Though well placed for the commuter, Nailsea is surrounded by pretty North Somerset countryside but with 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. Junctions 19 and 20 of the M5 are less than 6 miles away, 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, FiltonAbbeywood, Bath, and London Paddington. .

### **Viewing**

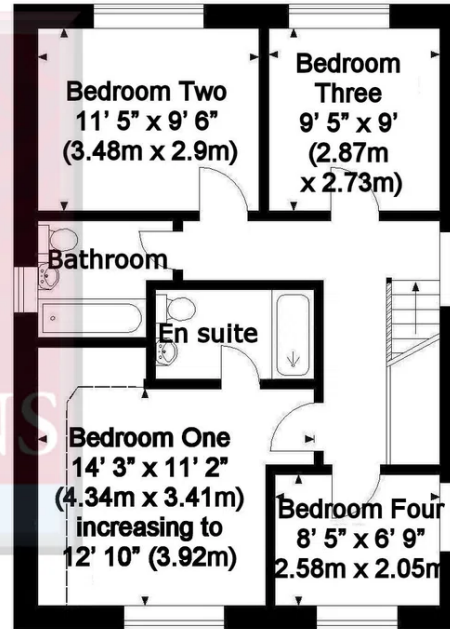
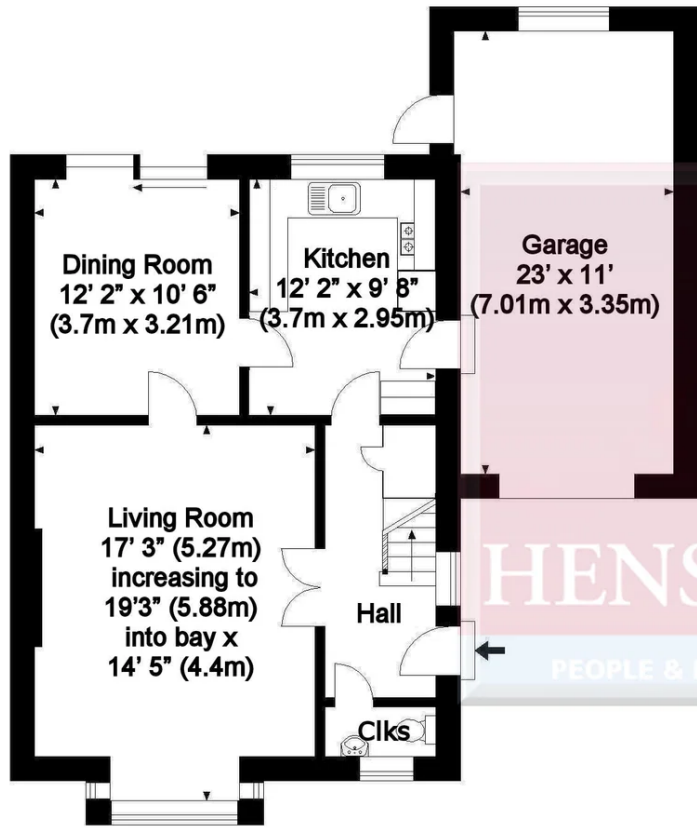
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First Floor

Ground Floor



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