



33 Vynes Way – in the sought-after Trendlewood area
Nailsea - Guide Price £399,950





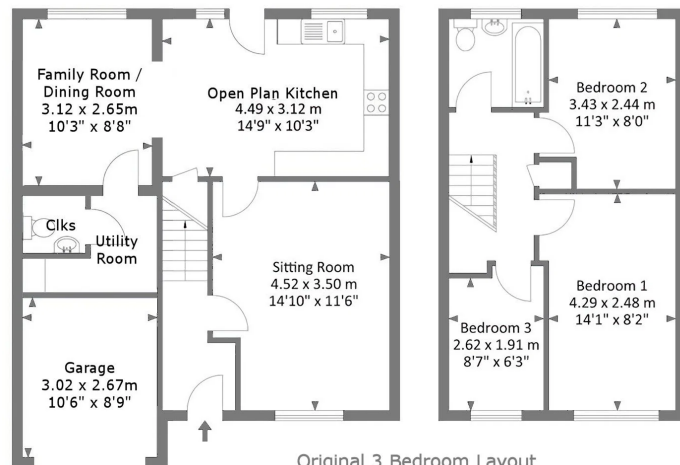
The House and Garden

To have three or not to have three – is that the question?

Otherwise, this outstanding home will completely captivate whoever views having been transformed well beyond its original award-winning Westbury Homes design to create a home of far greater style, practicality and day-to-day appeal than its traditional counterpart. While retaining the sound proportions and underlying character of the original layout, the house has been extensively improved and reimagined to provide a far more contemporary way of living, with beautifully enhanced ground floor space that is ideally suited to modern family life and relaxed entertaining alike.

The most striking change has been the opening up and enlargement of the kitchen, now forming an impressive full-width living space that connects exceptionally well with the rest of the ground floor. Designed very much with sociable living in mind, this superb room links directly to a lovely family room or formal dining room, creating a flowing and highly versatile arrangement that works equally well for everyday family use, larger gatherings, or quieter evenings at home. Importantly, this whole rear section takes full advantage of direct access and an outlook over the private west-facing patio and the delightful rear garden beyond, allowing the house to come into its own particularly well in the warmer months.

In addition, the ground floor accommodation has been further strengthened by the inclusion of a separate utility room (with washing machine plumbing and space for a stacked full-size tumble dryer) and a cloakroom, both of which add genuine practical value and convenience. There also remains a shortened garage, still tremendously useful for storage, bicycles, household equipment or similar purposes, ensuring that functionality has not been sacrificed in the pursuit of style.



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Upstairs, the house has been equally thoughtfully adapted. What were originally bedroom one and bedroom three have been combined to create a truly luxurious principal bedroom of excellent scale, providing a more indulgent and refined feel than is normally found in houses of this type. However, the flexibility of the house is a particularly important advantage here, as the present owners are willing, following the exchange of contracts and at their own expense, to reinstate the dividing wall between these rooms and make all good should a buyer prefer the property to offer three separate bedrooms while still retaining the enormous benefit of the dramatically enhanced ground floor layout.

Overall, this is a house that offers a rare combination: the familiarity and proven design of a well-regarded original home, paired with the sort of substantial improvement and intelligent alteration that makes it feel altogether more special. The result is a highly appealing semi-detached home of real quality, with generous, flowing and sociable accommodation that is ready to suit either a buyer seeking an exceptional two-bedroom arrangement with a sumptuous principal suite or one wanting a restored three-bedroom layout without losing any of the outstanding ground floor enhancements.

Services & Outgoings

All main services are connected. Telephone connection. Gas-fired central heating through radiators. Double glazing. High speed and superfast broadband to 1.5 Gb download or better. Council Tax Band E

Energy Performance:

The house has been assessed for energy performance and has attained a band C-69. The rating is already good, but the assessment was carried out in November 2022, and while that certificate is valid for 10 years any subsequent alterations may have further improved the energy rating.

Nailsea:

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.

Viewing:

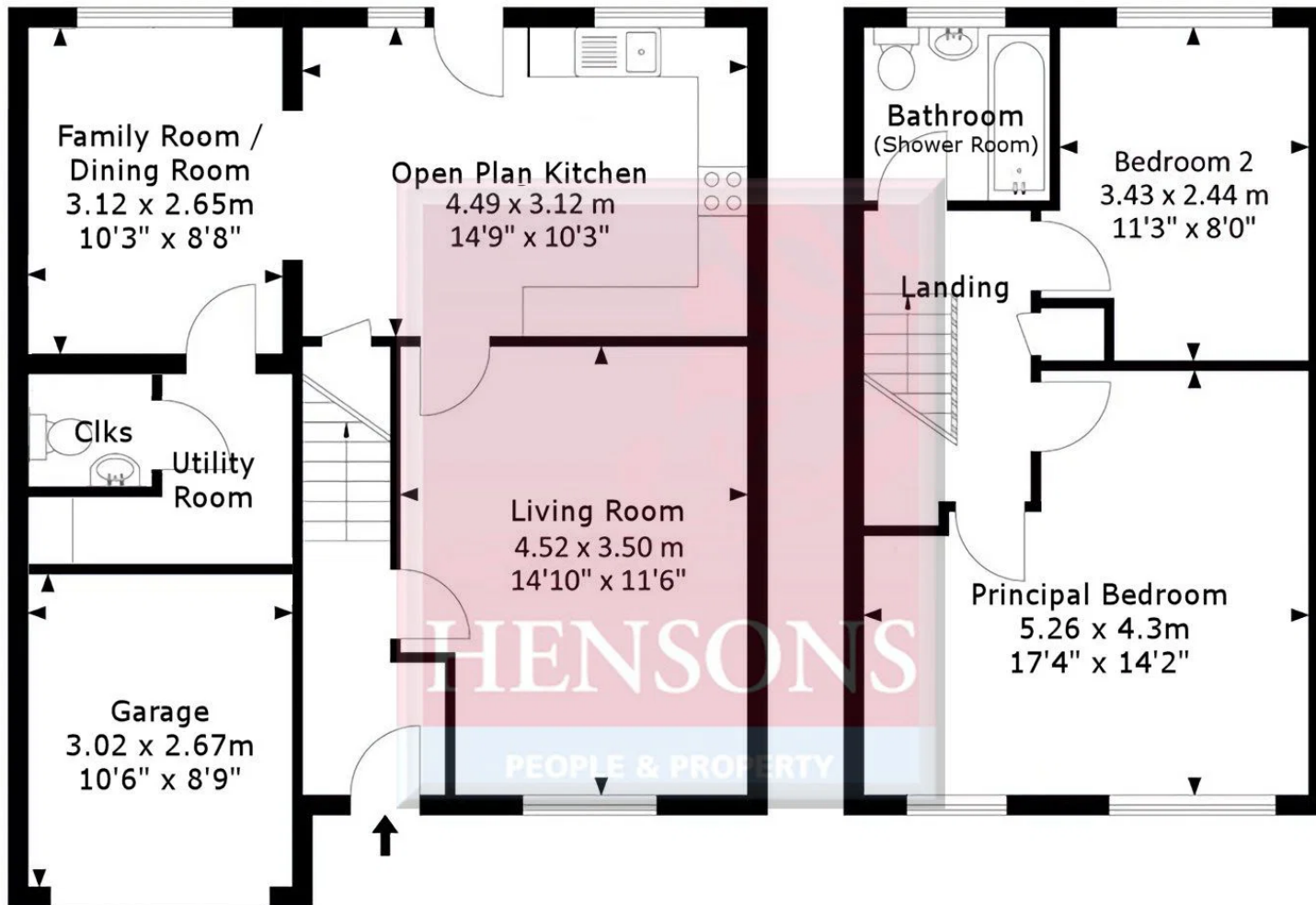
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Ground Floor

First Floor



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