



Beech Drive – an exceptionally spacious 4 bedroom home with a stunning kitche-diner-family room in the sought-after Trendlewood – Golden Valley area
Nailsea - Offers in the Region of £520,000





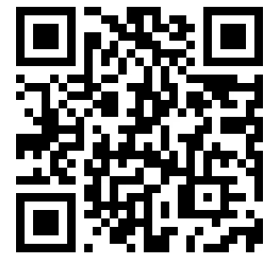
A superb detached family home that has been significantly enlarged and transformed to create an outstanding contemporary living environment centred around an exceptional open-plan kitchen, dining and family room.

Measuring approximately 24'4" x 21'0" (7.41m x 6.40m), this remarkable space seamlessly combines cooking, dining, entertaining and everyday family life, with expansive bi-folding doors opening onto private south-westerly facing gardens where sunshine lingers well into the evening.

With four double bedrooms, generous reception space and beautifully balanced accommodation throughout, the property offers a rare combination of modern open-plan living and traditional family practicality in a mature and highly regarded cul-de-sac setting.

Occupying a mature and highly regarded cul-de-sac position, well away from through traffic and areas of recent development, this impressive four double bedroom home enjoys a wonderfully convenient location within easy reach of Nailsea's excellent amenities. Golden Valley Primary School, parkland, local walks and open countryside are all within comfortable walking distance, whilst the nearby Festival Way cycle route provides direct access towards Bristol and the surrounding area. For commuters, both Nailsea & Backwell and Yatton railway stations offer excellent regional and direct London services.

Significantly enlarged and reconfigured in 2019, the property has been carefully designed to meet the demands of modern family living.



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The result is a home of remarkable space and practicality, with the spectacular rear extension creating a stunning hub for everyday life and entertaining alike.

The welcoming entrance hall immediately sets the tone, leading through to a generously proportioned living room where a broad bow window fills the room with natural light and provides an attractive outlook to the front. An inner hall gives access to a cloakroom, a substantial walk-in storage cupboard and the integral garage, while a glazed door opens into the true heart of the home.

Extending across almost the full width of the rear elevation, the magnificent open-plan kitchen, dining and family room provides a fabulous space for modern living. A wall of bi-folding doors draws the eye towards the garden beyond whilst in concert with the large Velux windows, flooding the room with natural light and creating a seamless connection between the house and the outdoor entertaining space.

The kitchen has been beautifully appointed with a comprehensive range of contemporary cabinetry arranged around an impressive central island incorporating an inset sink and integrated dishwasher. A high-quality range cooker with an illuminated chimney hood forms the focal point of the cooking area, complemented by an integrated microwave, fridge freezer, tall larder storage, extensive quartz work surfaces and deep pan drawers. Concealed lighting and clean-lined rail-system cabinetry further enhance the sleek contemporary aesthetic.

There is ample space for both formal dining and relaxed seating, with the current arrangement providing clearly defined zones while retaining a wonderful sense of openness and sociability. Whether hosting larger gatherings or enjoying everyday family life, the room functions effortlessly as the centrepiece of the home.

On the first floor, the landing serves four excellent double bedrooms, each offering comfortable proportions and flexibility for growing families, guests or home working. Three bedrooms benefit from fitted or built-in wardrobes, including the principal bedroom. The family bathroom has also been updated and features a classic white suite complemented by extensive fitted storage, together with a bath, shower and glazed screen.

Outside

The property is approached via a double-width driveway providing generous off-road parking and access to the integral garage, which benefits from power, lighting and an internal door to the house.

The rear garden is a particularly attractive feature, enjoying a high degree of privacy and a sunny aspect that allows sunshine to linger well into the evening. Designed for ease of maintenance, the garden is principally laid to level lawn and complemented by an extensive paved terrace ideally suited to outdoor dining and entertaining. Fully enclosed by timber fencing, it provides a secure and secluded environment for both children and pets.





Combining generous family accommodation, a sought-after setting and a truly outstanding open-plan living space, this is a rare opportunity to acquire a substantial modern family home in one of Nailsea's more established and desirable residential locations on the Trendlewood-Golden Valley side of the town.

Services & Outgoings

Mains water, gas, electricity and drainage are connected. Telephone connection. Gas fired central heating through radiators. uPVC double glazing. High speed broadband services are available including Cable Services and Cable/fibre optic services with download speeds of up to 1Gb. Council Tax in Band E. Please be advised when the house is sold the Council Tax Band may be reassessed, this is quite normal when a property has been extended.

Energy Performance & Construction

The house has been rated at a very good C-73. Well above the national average of D-60 for properties in England and Wales. The house is traditionally constructed.

Viewing

Only by appointment with the Sole Agents: Hensons – Call or email our friendly and knowledgeable team to view.

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.

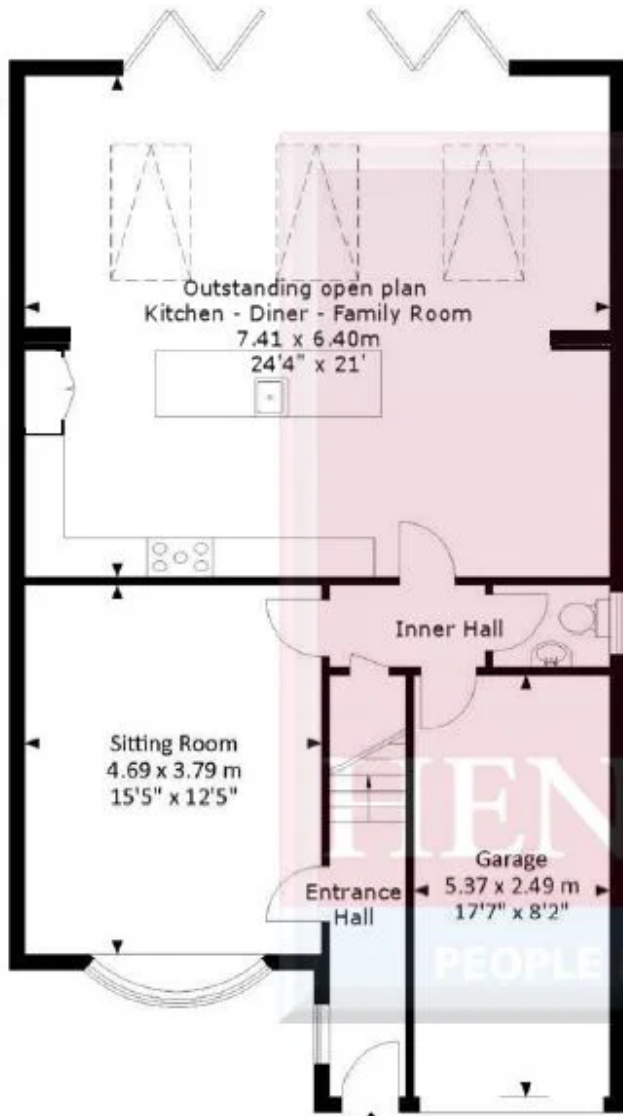
A wide range of amenities are available in the town centre which is barely more than 5 minute walk from the property, and these include large Tesco and Waitrose supermarkets, Doctors and Dental surgeries, post office, library and a pedestrianised shopping centre with nationally known and smaller independent retailers. In addition, there are good cafes and restaurants and a leisure centre with a gym.

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 main line 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.

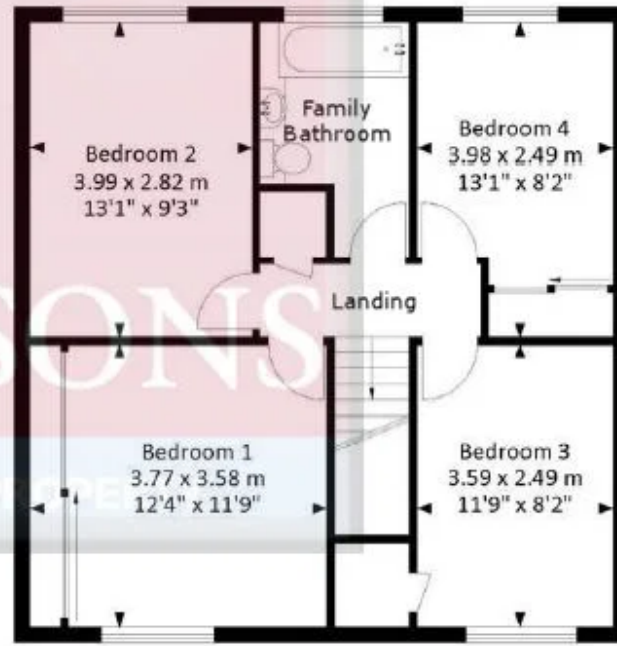
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Ground Floor



First Floor



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