

HUNTER
LEAHY
YOUR PROPERTY EXPERTS

29 Helston Road, Nailsea, Bristol, North Somerset. BS48 2UA

£450,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Three bedroom houses of this design are few in number and therefore, rarely available. Spacious and well balanced, this stylish and contemporary home has undergone a thorough makeover and now offers smart, understated decor and fittings throughout. Located on the ever popular Trendlewood development with ease of access to local schools, the mainline train station at Backwell and a variety of country walks, this very desirable property briefly comprises; Entrance Hall, Cloakroom, fabulous Kitchen/Dining Room, Sitting Room, 3 Bedrooms and Family Bathroom. Outside, there is an impressive frontage, driveway and Garage with a glorious, landscaped, private Garden to the rear.

FEATURES

- Sought After Trendlewood Location
- Close Proximity To local Schools & Mainline Train Station At Backwell
- Stunning Example Of This Well Balanced 3 Bedroom Detached Home
- Entrance Hall & Cloakroom
- Oak Finished Doors & Flat Ceilings
- Superb Kitchen Dining/Room With Contemporary Design Units & Integral Appliances
- Sitting Room With Wood Burner
- 3 Bedrooms & Family Bathroom
- Garage With Electric Door & Utility Area
- Landscaped Rear Garden



ROOM DESCRIPTIONS

Entrance Hall

Entered via composite and glazed door. Wooden balustrade staircase to first floor accommodation with storage cupboard below. Wood effect 'Kardean' flooring and radiator. Oak finished door to Cloakroom and Oak finished and glazed doors to Kitchen/Dining Room and Sitting Room.

Cloakroom

Fitted with a white suite comprising: low level W.C. and wash hand basin with tiled splash backs. Heated towel rail, wood effect 'Kardean' flooring and UPVC double glazed window to rear.

Kitchen/Dining Room

20' 11" x 9' 10" (6.38m x 3.00m)

A superb entertaining space fitted with a contemporary range of wall and base units with 'Pietra' Aspen snow square edge work surfaces and upstands over. Under hung stainless steel one and half bowl sink with mixer tap. Built in eye level electric oven and electric microwave/convection combined oven, electric hob and extractor. Integral fridge and dishwasher. Useful full height larder cupboard. Upright radiator and wood effect 'Kardean' flooring. UPVC double glazed windows with shutters to front and rear. Oak finished door to Garage.

Sitting Room

15' 0" x 11' 0" (4.57m x 3.35m)

Feature wood burning stove with Oak effect lintel and Slate hearth. Radiator. UPVC double glazed window to front and UPVC double glazed patio doors to rear.

Landing

UPVC double glazed window to rear. Oak finished doors to all Bedrooms and Family Bathroom.

Bedroom 1

12' 11" x 9' 3" (3.94m x 2.82m)

Radiator. UPVC double glazed window to front with far reaching views towards Backwell hillside.

Bedroom 2

12' 2" x 8' 2" (3.71m x 2.49m)

Built in double wardrobe. Loft access with fitted wooden ladders. Radiator and UPVC double glazed window to front.

Bedroom 3

9' 4" x 6' 7" (2.84m x 2.01m)

Radiator. UPVC double glazed window to rear.

Family Bathroom

9' 10" x 5' 5" (3.00m x 1.65m)

Tiled and fitted with a white suite comprising: pear shaped bath with mixer tap, thermostatic shower and glazed screen, vanity unit with inset basin and low level W.C. Radiator and laminate flooring. UPVC double glazed window to rear.

Front Garden

Laid to lawn and edged with a variety of shrubs. A double width 'Tarmac' driveway edge with block pavers gives access to the Garage.

Garage

19' 11" x 8' 7" (6.07m x 2.62m)

Electric roller door to front and UPVC double glazed door to rear. Fitted with a range of wall and base units with roll edge work surface and inset stainless steel one and a half bowl sink and drainer. Spaces for washing machine and tumble dryer. Wall mounted 'Worcester' combi boiler.

Rear Garden

This glorious landscaped garden offers low maintenance and good deal of privacy. Enclosed by timber panel fencing to the left, stone to the right and natural stone wall to the rear, the garden is predominantly laid to patio, which extends to the side of the property, with a beautiful natural stone retaining wall and steps leading to a well stocked planted area.

Tenure & Council Tax Band

Tenure - Freehold

Council tax Band - D



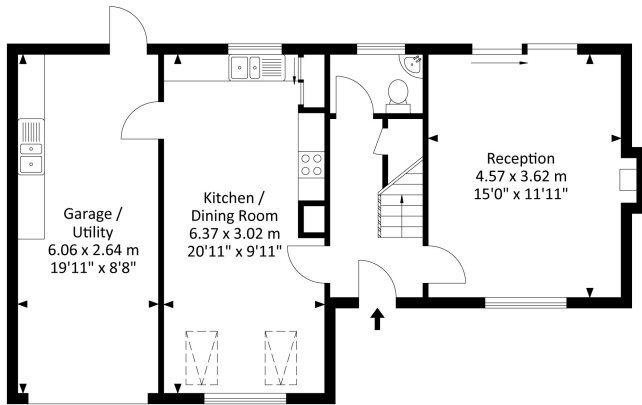




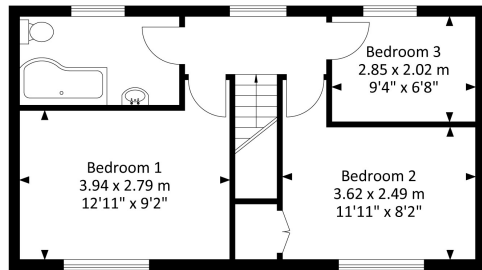
FLOORPLAN & EPC

29 Helston Road, Nailsea

Approx. Gross Internal Area
 1082.30 Sq.Ft - 100.50 Sq.M
 (Total area includes garage/utility)



Ground Floor



First Floor

For illustrative purposes only. Not to scale.
 Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	