



Total Area: 185.3 m<sup>2</sup> ... 1994 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         | 82        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 65                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |





Competitively priced, this immaculate family home is well appointed and stylishly presented throughout. Located on Southern edge of Nailsea in a popular Cul de Sac, off The Perrings, this delightful home is perfectly positioned for schools, commuters and nature lovers with with bus routes, train station, open countryside and the Wild Life Reserve at Backwell available nearby. Extended twice, this well maintained home offers well balanced accommodation arrange over two floors. To the ground floor; Reception Hall, Cloakroom, Utility Area, Comfortable Sitting Room and a fabulous Kitchen/Dining/Family Room with Central Island, Integrated Appliances Vaulted Ceiling With Skylights, wood burning stove and bi folding doors. On the first floor, the principal suite with dressing room and four piece En Suite Bathroom, four further Bedrooms and family Shower Room. Outside offers a pretty frontage with ample off street parking, access to the Garage/Store Room and EV charging point, whilst to the rear there are easily maintained gardens comprising of patios, lawn and floral borders.

ROOM DESCRIPTIONS

**Reception Hall**  
Entered via composite door with glazed panel to side. Engineered oak flooring. Stairs rising to first floor accommodation with storage cupboard below. Doors to Utility Room, Cloakroom, Dining Room and Kitchen/Dining/Family Room. Radiator.

**Utility Area**  
Fitted with a range of wall and larder and roll edge work surfaces with spaces for washing machine and tumble dryer below. Useful hanging and storage space.

**Dining Room**  
13' 5" x 10' 4" (4.09m x 3.15m)  
Radiator and Karndean flooring. Inset ceiling spotlights. UPVC double glazed French doors to rear garden.

**Kitchen/Family Room**  
27' 10" x 19' 6" (8.48m x 5.94m)

**Kitchen Area**  
Fitted with a contemporary range of wall and base units with Granite work surfaces over. Three built in eye level electric ovens, one of which is a combined microwave/conventional oven. Five ring induction job hob with extractor over, integrated dishwasher and housing for American style fridge/freezer. A large central island with Granite workspace and underhung one and half bowl sink with mixer tap. Karndean flooring which follows through too the Family Area.

**Family Area**  
Feature vaulted ceiling with Velux skylight windows to each side. Corner positioned wood burning stove. UPVC double glazed window to rear aspect and UPVC double glazed bi folding doors opening on to the patio.

**Cloakroom**  
Fully tiled and fitted with a white suite comprising: wall mounted hand wash basin with mixer taps and low level W.C. Extractor fan and heated towel rail.

**Sitting Room**  
19' 1" x 11' 5" (5.82m x 3.48m)  
A comfortable room with dual aspect UPVC double glazed window to side and UPVC double glazed bay to front with window seats. Fireplace with built-in cupboards and shelving to either side. Suspended ceiling with feature lighting. Two radiators.

**First Floor Landing**  
Wooden glazed balustrade with double glazed window to side. Doors to All Bedrooms and Family Bathroom.

**Principal Suite**  
13' 4" x 10' 10" (4.06m x 3.30m)  
Two UPVC double glazed window to front with fitted shutters. Radiator. Door to Dressing Room and En-Suite Shower Room.

**Walk-In Wardrobe**  
Hanging rails and modular storage.

**En-Suite Bathroom**  
8' 5" x 7' 6" (2.57m x 2.29m)  
Sumptuously tiled and fitted with white suite comprising: deep fill tub, a large walk in shower unit with thermostatically controlled rainfall shower, vanity unit with mounted basin with mixer tap and low level W.C.. Ceramic tiled floor, heated towel rail and extractor. UPVC double glazed window to side.

**Bedroom Two**  
11' 5" x 9' 4" (3.48m x 2.84m)  
Radiator and UPVC double glazed window to front.

**Bedroom Three**  
9' 11" x 8' 7" (3.02m x 2.62m)  
Strip wood flooring and radiator. Two UPVC double glazed window to front with fitted shutters.

**Bedroom Four**  
10' 3" x 8' 5" (3.12m x 2.57m)  
Strip wood flooring and radiator. UPVC double glazed window to rear.

**Bedroom Five**  
9' 0" x 8' 5" (2.74m x 2.57m)  
Strip wood flooring and radiator. Inset ceiling spotlights. UPVC double glazed window to side.

**Shower Room**  
Fully tiled and fitted with a white suite comprising: shower quadrant with electric shower, vanity unit with inset basin and low level W.C. Shaver point, extractor, heated towel rail and tiled floor.

**Rear Garden**  
Fully enclosed by timber panel fencing with gated access to the front, the easily maintained garden comprises; a large raised patio proving ample seating/dining space, a lower patio, level lawn edged with floral/shrub borders and paved pathways. Outside sockets, tap and lighting.

**Front Garden**  
Enclosed by natural hedging to two sides, the frontage is laid to Tarmac providing driveway parking for several vehicles. A well stocked bed to front of the property containing mature shrubs and specimen trees. A timber bin store and EV charging point.

**Tenure & Council Tax Band**  
Tenure: Freehold  
Council Tax Band: G

