

Nailsea Park, Nailsea, Bristol, Somerset. BS48 1BA

£850,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Welcome to this exquisite five-bedroom detached house nestled in the sought-after location of Nailsea Park, offering the perfect blend of spacious living and versatile accommodation options. This property not only boasts ample space for a large family but also features a separate annex that can be utilized as a self-contained two-bedroom unit, providing a plethora of opportunities for potential buyers. Immaculately presented and conveniently located with easy access to schools, parks, and local amenities, this property is truly a dream home for any discerning buyer.

Upon entering the main house through the inviting entrance hall, you are greeted with a sense of elegance and warmth. The ground floor offers a bright and airy living room, ideal for relaxing and entertaining guests, and a tastefully appointed dining room perfect for hosting family gatherings and dinner parties. The modern kitchen is a chef's delight, equipped with high-end appliances and plenty of counter space for culinary creations.

The ground floor is completed by a convenient downstairs cloakroom and a practical garage, providing ample storage space for all your needs.

Moving upstairs, the first floor houses three generously sized bedrooms, thoughtfully designed to accommodate a growing family. The main bathroom, elegantly designed, offers a spa-like experience, while the master bedroom features its own en-suite, creating a private retreat for relaxation.

The property's unique selling point lies in its versatile annex, an excellent addition for multi-generational families or those seeking additional rental income. The annex comprises a well-equipped kitchen, and a comfortable living room. With two bedrooms and a contemporary shower room, it provides the perfect setup for independent living.

## FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Five Bedroom Detached House
- Ample Parking to Front
- Two Garages
- Three Bedroom House With Two Bedroom Annex
- Beautifully Presented Throughout
- Sought After Location
- Close to Amenities
- Potential Rental Income
- Potential of Two Separate Living Areas



## ROOM DESCRIPTIONS

### Entrance Hall

Enter via double glazed stained glass door, radiator, stairs rising to first floor landing.

### Dining Room

12' 0" x 10' 0" (3.66m x 3.05m) Double glazed window with front aspect, radiator and serving hatch to kitchen

### Kitchen

12' 8" x 18' 5" (3.86m x 5.61m) Double glazed window with rear aspect, range of wall to base units inset one and a half bowl sink and drainer, integrated four ring gas hob with extractor over, integrated ovens, concealed fridge, opening through to breakfast room with access to garage and door to rear garden.

### Living Room

21' 3" x 11' 9" (6.48m x 3.58m) Double glazed window with front aspect, double glazed sliding doors to rear garden, radiator.

### Cloakroom

Low level WC, wash hand basin, obscure double glazed window with rear aspect,

### First Floor Landing

Loft access, doors to three bedrooms and bathroom, door through to two more bedrooms with stairs down to annex

### Bedroom One

10' 11" x 18' 7" (3.33m x 5.66m) Two sets of double glazed windows with rear aspect, two sliding door mirrored wardrobes, radiator and door through to;

### En Suite

Obscure double glazed window to front aspect, low level WC, vanity wash hand basin, enclosed shower with fitted shower attachment, heated towel rail

### Bedroom Two

10' 0" x 14' 10" (3.05m x 4.52m) Two double glazed UPVC windows with front aspect, two radiators.

### Bedroom Three

10' 0" x 11' 11" (3.05m x 3.63m) Double glazed UPVC window to front aspect, radiator and opening allowing storage space.

### Bathroom

Three piece white suite comprising low level WC, vanity wash hand basin, paneled bath with fitted shower attachment over and shower screen, radiator, double glazed obscure window to rear aspect.

### Door Through to Alternative Landing.

### Shower Room

Low level WC, wash hand basin, fully enclosed shower cubicle with fitted waterfall shower and hand held shower attachment, heated towel rail, double glazed obscure window to rear aspect.

### Bedroom Four

11' 7" x 10' 3" (3.53m x 3.12m) Double glazed window with front aspect, radiator and built in sliding mirrored wardrobe

### Bedroom Five

10' 3" x 10' 10" (3.12m x 3.30m) Double glazed window with rear aspect, radiator, built in wardrobe.

### Stairs Down to Alternative Kitchen and Living Room

### Kitchen/Living Room

32' 4" x 10' 1" (9.86m x 3.07m) Double glazed obscure door to rear garden, range of wall and base units inset one and a half bowl sink and drainer with taps over, integrated oven and integrated microwave, integrated electric hob with extractor over, radiator, double glazed window with side aspect, double glazed sliding doors to garden, extra radiator in living room area, access to garage

### Rear Garden

Fully enclosed rear garden mainly laid to lawn with patio areas, gate to front driveway

### Garages

Two garages, both with power and lighting and both with roll doors

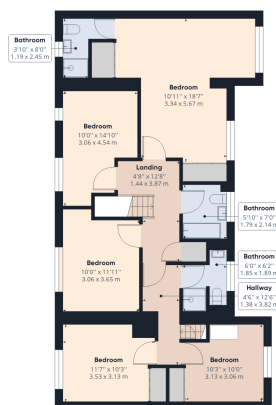




## FLOORPLAN & EPC



## Floor 0



### Floor 1



**Approximate total area<sup>(1)</sup>**

2312.98 ft<sup>2</sup>

214.88 m<sup>2</sup>

**Reduced headroom**  
2.58 ft<sup>2</sup>  
0.24 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

