

£440,000  
Freehold



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YOUR PROPERTY EXPERTS

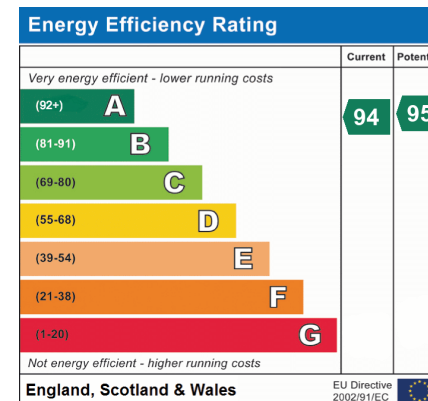
## 4 Glassworks Mews, Nailsea BS48 1DH

### Features

- Stunning Town House Built in 2018 With Balance Of 10 Year ICW Warranty
- PV Panels Subsidising Electricity & EV Charger
- Kitchen With High Gloss Units, Corian Worksurfaces & Upstands & AEG Integrated Appliances
- Porcelanosa Tiles To Ground Floor & Bathrooms
- Villeroy Boch Sanitary Ware
- Oak Finished Doors
- Graphite Grey Double Glazed Windows, UPVC Bi fold Doors & Patio Doors
- Underfloor Heating To Ground Floor - Radiators To Floor 1 & 2
- Glorious Communal Gardens & Allocated Parking

### Summary of Property

Built in 2018, Glass Works Mews has settled in to its surroundings and has now become quite a popular landmark within the town. Centrally located, and sitting in delightful communal gardens, No4 is completely unique and is perfectly placed for access to shops, schools, amenities and public transport links. Built to an exacting standard, the property has undergone a superb transformation and now boasts fabulous, light and airy, open plan living. Arranged over three floors, the spacious and contemporary styled accommodation briefly comprises: stunning open plan Kitchen/Dining Family Room with integrated appliances and bi folding doors, Utility Room, two double Bedrooms and Family Bathroom to the first floor and a sumptuous Principal Suite with balcony to the top floor. Externally there are private Courtyard Gardens, Communal Gardens and two allocated parking spaces. PV panels give this house a desirable 'A' rating.



## Room Descriptions

### Storm Porch

Overhead light. Composite double glazed door to ground floor accommodation.

### Open Plan Kitchen/Dining/Family Room

This light and airy design creates a fabulous family space.

### Sitting Area

15' 8" x 12' 8" (4.78m x 3.86m)

Media wall with concealed wiring for wall mounted television and display shelves. Floor to ceiling corner window, tiled flooring and underfloor heating. Stairs rising to first floor accommodation with large storage cupboard below. Door to Utility Room.

### Kitchen/Dining Area

17' 11" x 15' 8" (5.46m x 4.78m)

Fitted with a range of high gloss handleless wall and base units with Corian worktops and upstands. One and a half bowl moulded resin sink with mixer tap. Built in eye level, electric double oven, gas hob and stainless steel extractor. Integrated fridge/freezer and dishwasher. Tiled flooring and underfloor heating. UPVC double glazed bi folding doors opening on to private courtyard garden.

### Utility Room

4' 0" x 5' 2" (1.22m x 1.57m)

Fitted with a range of wall and base units with Corian worktops and upstands. Moulded resin sink and mixer tap. Integrated washer/dryer. Tiled floor and extractor.

### First Floor Landing

Stairs rising to the second floor. Doors to Bedrooms 2, 3 and Family Bathroom.

### Bedroom Two

15' 8" x 9' 9" (4.78m x 2.97m)

Engineered Oak flooring. Radiator. Double glazed window to front aspect.

### Bedroom Three

13' 7" x 9' 5" (4.14m x 2.90m)

Built in wardrobes plus large additional storage cupboard. Radiator. UPVC double glazed patio door and Juliet balcony to rear.

### Family Bathroom

Fully tiled and fitted with a white suite comprising; bath with fixed head shower, hand shower and glazed screen over, wall mounted basin and concealed cistern low level W.C. Built in wall cabinet, shaver point and heated towel rail. Tiled floor and extractor.

### Stairs to Principal Suite

Accessed through an Oak and glazed door, the stairs rise into the Principal Bedroom.

### Principal Suite

17' 9" x 12' 4" (5.41m x 3.76m)

Spacious, light and airy with far reaching views. Built in wardrobes. Cupboard housing 'Worcester' combi boiler. Loft access with fixed ladders. Radiator. UPVC double glazed patio doors opening onto the balcony with glass balustrade. Door to En Suite Shower Room.

### En Suite Shower Room

Fully tiled and fitted with a white suite comprising; shower enclosure with rainfall and hand showers, mounted wash hand basin and concealed cistern low level W.C. Wall mounted cabinet and heated towel rail. Tiled floor and extractor.

### Courtyard Garden

Fully enclosed by natural stone wall and timber panel fencing, this private area is laid to a paved terrace.

### Front Garden

Enclosed by natural hedging and laid to artificial lawn with paved footpath to the property.

### Allocated ample parking

Two allocated parking spaces, one with EV charging point.

### Communal Gardens

Fully enclosed, the beautifully landscaped gardens and parking area combine a number of materials to include; stone, natural hedging, lawns, shrub borders and and maturing trees with paved walkways. There is also a bin and bike store for each property.

### Tenure & Council Tax Band

Tenure: Freehold

Council Tax Band: D

## Floorplan

