

£600,000
Freehold



**HUNTER
LEAHY**
YOUR PROPERTY EXPERTS



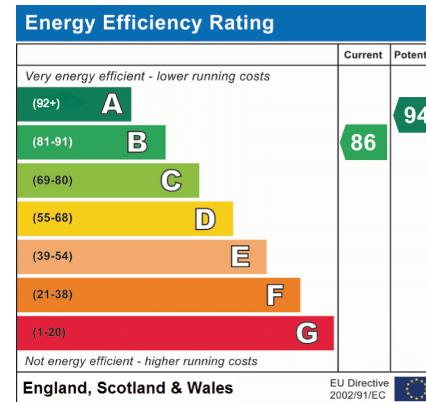
Features

- Almost New & Immaculately Presented
- Balance of 10 Year NHBC Guarantee
- Fabulous Kitchen/Dining Room With Integrated Appliances
- Sitting Room & Study
- Utility Room/Cloakroom
- Principal Bedroom & En Suite Bathroom
- Three Further Double Bedrooms
- Garage & Parking
- Glorious South West Facing Rear Gardens

Summary of Property

A beautifully presented, energy-efficient, high-specification, nearly new 4-bedroom, 2-bathroom home at Netherton Grange, Nailsea. This outstanding four double bedroom, three reception room, 2 bathroom detached family home is very energy efficient and is offered with the balance of a 10 year NHBC Guarantee. The light and airy property is well presented with neutral decoration and enjoys a prime setting in this sought after development with a private south facing garden, a long drive, a large garage to the side and the advantage of a more open outlook to the front towards an area of parkland.

Typically, the first houses that are occupied in any new development stand in some of the very best positions and this house is no exception with a feeling of space around the property, an attractive approach and a secluded sunny garden.



Room Descriptions

Entrance Hall

Entered via composite door. Stairs rise to first floor accommodation. Doors to Study, Utility/Cloakroom, Sitting Room and Kitchen/Diner. Storage cupboard. Karndean flooring and radiator.

Study

10' 0" x 8' 9" (3.05m x 2.67m)

UPVC double glazed window to front and radiator.

Cloakroom

Fitted with contemporary range of base units with quartz work surfaces over. Inset ceramic hand wash basin with mixer tap over. Integrated washing machine. Low level W.C and extractor fan. Karndean flooring and radiator.

Sitting Room

15' 7" x 12' 10" (4.75m x 3.91m)

UPVC double glazed French doors and windows to rear. Radiator and door to Dining Room.

Dining Room

12' 10" x 10' 8" (3.91m x 3.25m)

UPVC double glazed French doors and windows to rear. Double doors opening to Kitchen. Karndean flooring and radiator.

Kitchen

15' 9" x 11' 0" (4.80m x 3.35m)

Fitted with a range of wall and base units with quartz work surfaces over. Inset one and a half stainless steel sink with mixer tap over. Built in electric double oven, gas hob and extractor over. Wall mounted "Ideal" boiler. Integrated dishwasher and fridge freezer. UPVC double glazed window to front and radiator. Karndean flooring.

First Floor Landing

Loft access. Airing cupboard housing immersion tank. Doors to all Bedrooms & Family Bathroom.

Principal Bedroom

16' 1" x 11' 11" (4.90m x 3.63m)

UPVC double glazed window to front and radiator. Door to En-Suite Shower Room.

En-Suite Shower Room

Tiled and fitted with a white suite comprising; double shower with thermostatic shower attachment, pedestal hand wash basin with mixer tap and low level W.C. Heated towel rail and extractor fan. Tiled floor and UPVC double glazed frosted window to front.

Bedroom Two

13' 1" x 11' 0" (3.99m x 3.35m)

UPVC double glazed window to front and radiator.

Bedroom Three

15' 6" x 7' 4" (4.72m x 2.24m)

UPVC double glazed window to rear and radiator.

Bedroom Four

12' 6" x 8' 4" (3.81m x 2.54m)

UPVC double glazed window to rear and radiator.

Bathroom

Tiled and fitted with a white suite comprising; panelled bath with mixer taps, thermostatic shower attachment and glazed screen over, pedestal hand wash basin with mixer tap and low level W.C. UPVC double glazed frosted window to rear and radiator. Extractor fan and tiled floor.

Rear Garden

fully closed by timber panel fencing. Paved patio adjoins the property, with steps descending to laid to lawn. Pedestrian door to Garage and gated side access to front. Outdoor lighting and tap.

Front Garden

Tarmac driveway, with parking for 2/3 cars.

Garage

Up and over door to front. Lighting and power connected.

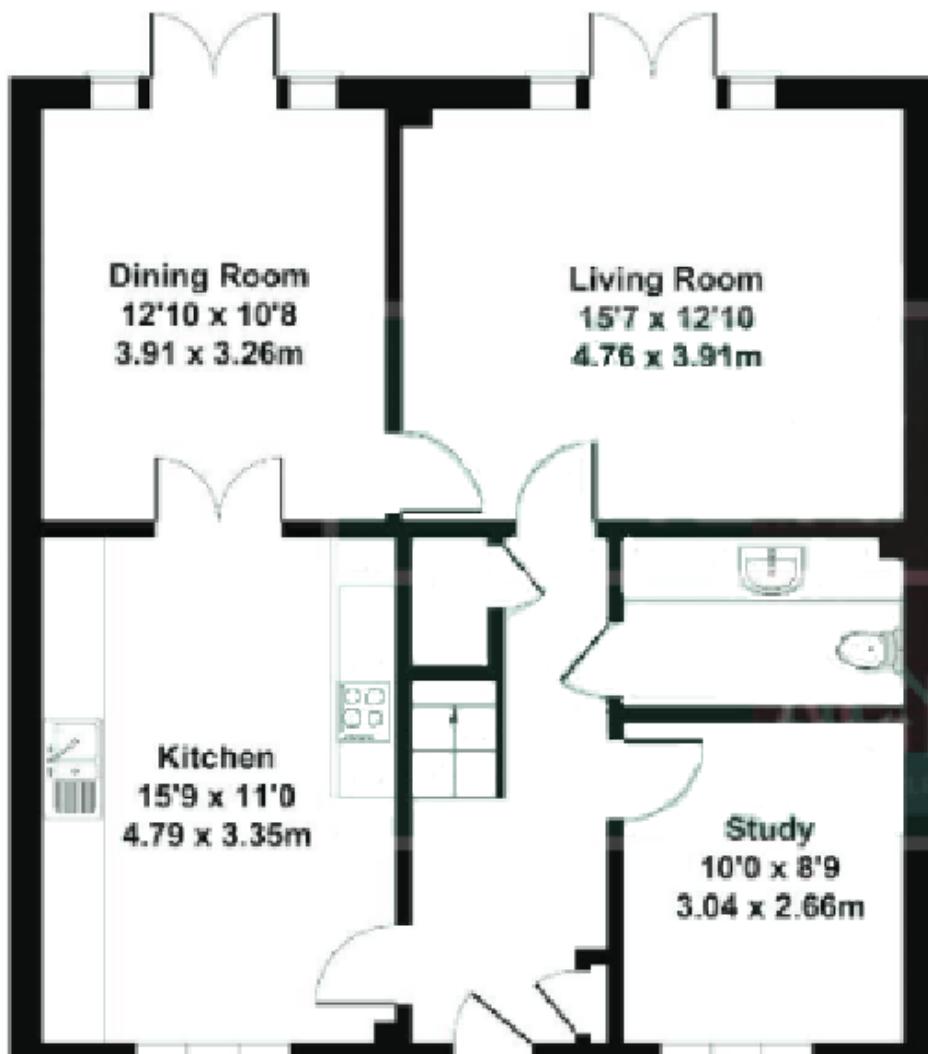
Tenure & Council Tax Band

Tenure: Freehold

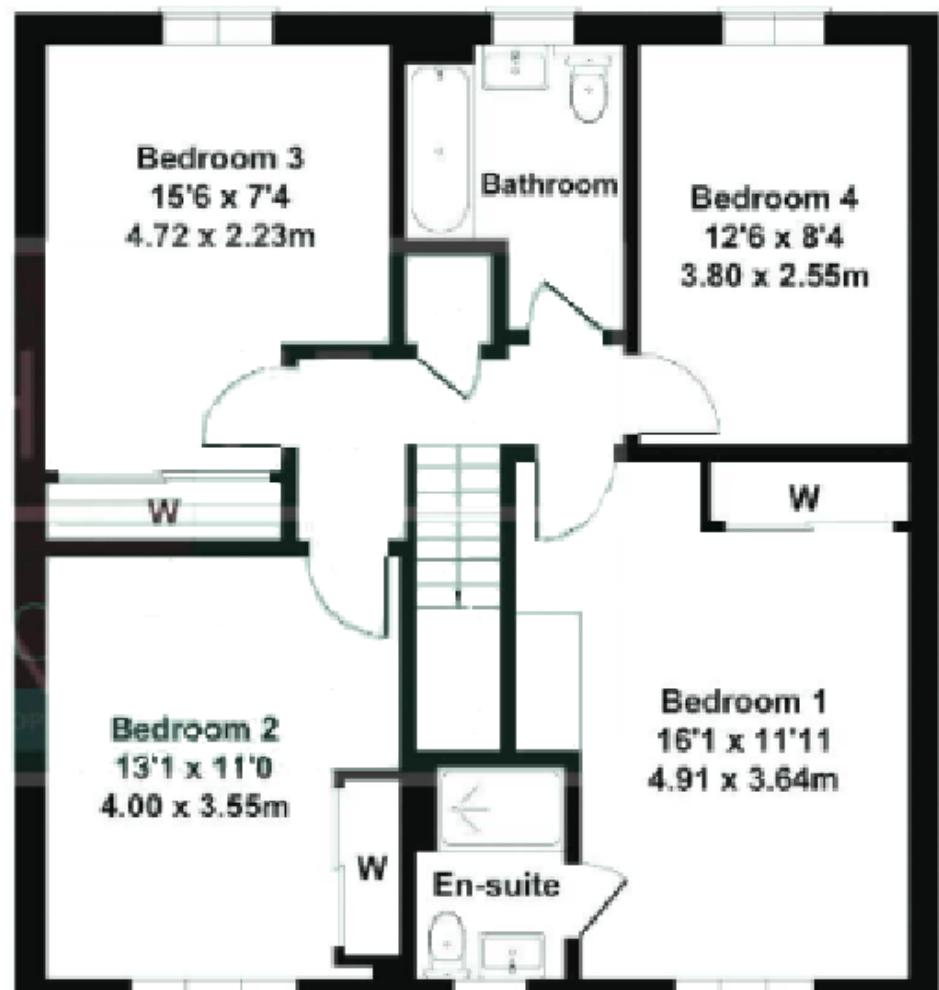
Council Tax Band: F



Floorplan



GROUND FLOOR



FIRST FLOOR