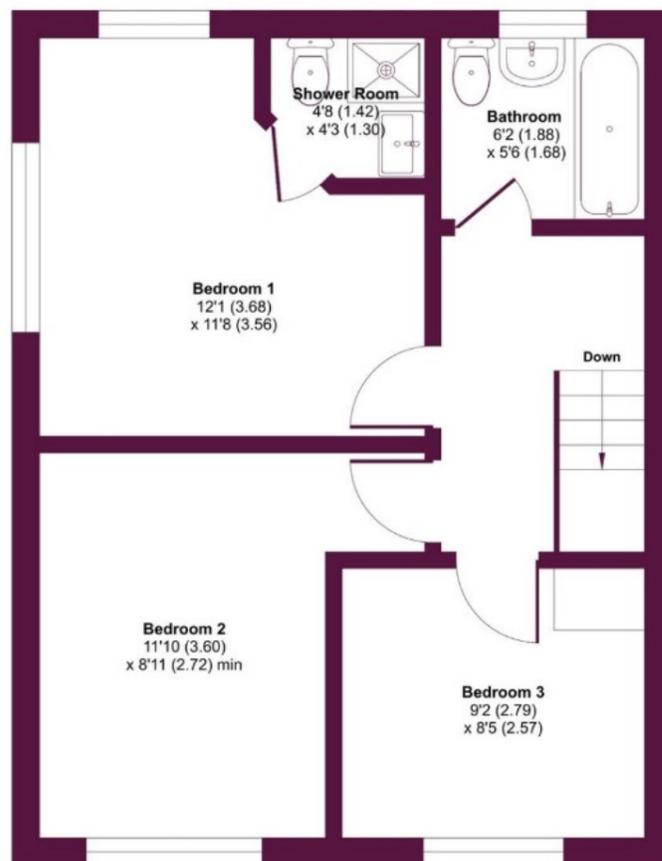
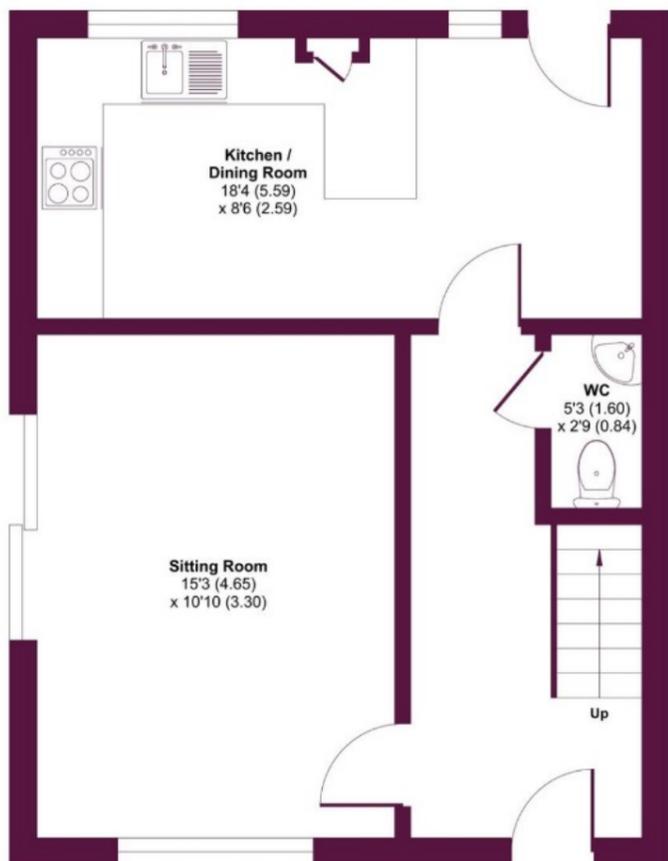




Blakeney Grove, Nailsea, Bristol, BS48

Approximate Area = 890 sq ft / 82.6 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	88	90
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Located on the edge of the much sought after 'Old Church' area, with its many charms, shops, tithe barn and sports facilities, this superb brand new detached family home. Tucked away in the corner of this mature Cul de Sac on South Western Edge of town with schools, public transport links and glorious open countryside virtually on the doorstep, this property should be top of your viewing list. Finished to an exacting standard, this quality build comes with a structural guarantee, solar panels and quality fittings throughout. Ready for immediate occupation, this bright, airy and well balanced accommodation briefly comprises; Reception Hall, Cloakroom, Sitting Room and Kitchen/Dining Room with appliances, three Bedrooms, En Suite Shower Room and Family Bathroom. Outside there are generous, private, South facing Gardens to the rear with a block paved driveway to front.



ROOM DESCRIPTIONS

Entrance Hall

Entered via Composite door. Stairs to first floor accommodation. Radiator. Quality laminate flooring. Doors to Cloakroom, Sitting Room and Kitchen/Dining Room.

Cloakroom

Fitted with a white suite comprising; wash hand basin and low level W.C. Extractor and quality laminate flooring.

Sitting Room

15' 3" x 10' 10" (4.65m x 3.30m)

A glorious light and airy room with UPVC double glazed window to the front aspect and UPVC double glazed sliding patio doors to side aspect. Radiator.

Kitchen/Dining Room

18' 4" x 8' 6" (5.59m x 2.59m)

Fitted with a contemporary range of wall and base units with square edge work surfaces and upstands over. Inset one and a half bowl stainless steel sink and drainer with mixer tap. Built in electric oven and hob with extractor over. Integral washing machine and space for dishwasher/undercounter fridge, dependant on buyers request and space for fridge/freezer. Pelmet lighting, radiator and quality laminate flooring. Cupboard housing combi boiler. Cupboard housing solar panel inverter. UPVC double glazed window and door to rear garden.

Landing

Loft access. Doors to all Bedrooms and family Bathroom.

Bedroom 1

12' 1" x 11' 8" (3.68m x 3.56m) max

A dual aspect room with UPVC double glazed windows to front and rear. Radiator. Door to En Suite Shower Room.

En Suite Shower Room

Panelled and fitted with a white suite comprising; shower enclosure with thermostatic shower, vanity unit with inset basin and low level W.C. Radiator, extractor and quality laminate flooring.

Bedroom 2

11' 10" x 8' 10" (3.61m x 2.69m)

Radiator. UPVC double glazed window to front.

Bedroom 3

9' 2" x 8' 6" (2.79m x 2.59m)

Radiator. UPVC double glazed window to front.

Family Bathroom

6' 2" x 5' 6" (1.88m x 1.68m)

Tiled and fitted with a white suite comprising; panelled bath with thermostatically controlled shower over, pedestal wash hand basin and low level W.C. Heated towel rail, quality laminate flooring and extractor.

Front Garden

Extensive block paved driveway providing ample parking. Gated access to rear garden on both sides.

Rear Garden

This glorious South facing garden is fully enclosed by brick wall and timber panel fencing with gated access to the front and also to the rear leading to St Marys Grove. Laid to lawn and patio edged with raised beds, this easily maintained, level garden enjoys total privacy. Two plastic storage units, outside tap and light.

Tenure & Council Tax Band

Tenure: Freehold

Council Tax Band: TBC

