



41 Church Lane, Nailsea, Nailsea, North Somerset BS48 4NG

£499,950 - Freehold

Property Summary

A gem indeed! This immaculately presented and well appointed detached family home offers well balanced rooms and versatility at its best. Located in the highly favoured 'Old Church' area, with its village feel, the property is perfectly placed to take advantage of all that this popular area has to offer - The Tithe barn with its varied activities calendar, local shops, sports facilities and parkland, as well as highly regarded local schools. Sitting in glorious mature South facing gardens of a generous size, the extended and tastefully presented accommodation briefly comprises; Storm Porch, Reception Hall and Cloakroom, Sitting Room with an open fireplace, superb kitchen/Dining Room, Sun Room and a ground floor Bedroom or Study. Upstairs there is the Principal Suite with walk in wardrobe and En Suite Shower Room, another double Bedroom with built in wardrobes and a Family Bathroom. Outside the attractive frontage has an established rockery and a block paved driveway providing parking for several vehicles, a carport and extended Garage with power connected and a Utility Area. The impressive rear gardens are an absolute delight with established planting, a level lawn, patioed seating areas, raised vegetable beds and so much more. View early to avoid disappointment!

Features

- Fabulous Location Within The Highly Desirable 'Old Church Area'
- Deceptively Spacious Extended Detached Home
- Well Appointed & Immaculately Presented Throughout
- Reception Hall & Cloakroom
- Sitting Room And Fabulous Kitchen/Dining Room
- Sun Room and Ground Floor Bedroom/Study
- 2 First Floor Bedrooms, En Suite Shower Room & Family Bathroom
- An Impressive Frontage With Ample Driveway Parking and Well Maintained Rockery
- The Most Delightful South Facing, Private Rear Gardens
- Carport & Extended Garage With Utility Area To Rear



Room Descriptions

Storm Porch
Porcelain tiled floor and overhead light.

Reception Hall
Entered via composite door with double glazed panel to side. Stairs rising to first floor accommodation with large walk in pantry cupboard below. Radiator and Parquet wood block flooring. Doors to Cloakroom, Sitting Room and Kitchen/Dining Room.

Cloakroom
Fitted with a white suite comprising; vanity unit with inset basin and concealed cistern low level W.C. Radiator and tiled floor. UPVC double glazed window to side.

Sitting Room
Feature stone built open fireplace with tiled hearth and wooden mantle. Parquet wood block flooring. UPVC double glazed window to front. Door to Kitchen/Dining Room.

Kitchen/Dining Room
22' 6" x 11' 8" (6.86m x 3.56m)
KITCHEN AREA
Fitted with a contemporary range of wall and base units with Granite work surfaces and upstands over that extend to form a breakfast bar. Inset one and a half bowl ceramic sink and drainer with flexi mixer tap. Built in eye level electric double oven and five ring gas hob with extractor over. Spaces for 'American' style fridge/freezer and dishwasher. UPVC double glazed door to carport and door to Sun Room. UPVC double glazed window to rear. 'Quick Step' wood effect flooring extends to the dining area.
DINING AREA
Exposed brick chimney breast. Radiator and door to Sitting Room. UPVC double glazed French doors with fitted shutters open on to the rear garden.

Sun Room
8' 0" x 5' 11" (2.44m x 1.80m)
Light and airy with floor to ceiling UPVC double glazed windows and door opening on to the garden plus double glazed atrium roof light. 'Quick Step' wood effect floor covering. Door to utility area at rear of the garage. Door to Bedroom 3/Study.

Bedroom 3/Study
11' 10" x 8' 10" (3.61m x 2.69m)
A versatile room which can be appointed for a number of uses. Radiator and 'Quick Step' wood effect floor covering. UPVC double glazed window overlooking the garden.

Landing
Large loft access with fitted ladders. UPVC double glazed window to side. Doors to both Bedrooms and Family Bathroom.

Principal Suite
15' 1" x 8' 11" (4.60m x 2.72m)
Light and airy with UPVC double glazed window to front and UPVC double glazed 'Velux'

window to side. 'Sharps' fitted dressing table and drawers. Door to walk in wardrobe. Door to eaves storage and access to 'Veissemann' combi boiler. Radiator and stripped wood floor. Door to En Suite Shower Room.

En Suite Shower Room
5' 6" x 5' 2" (1.68m x 1.57m)
Fully tiled and fitted with a white suite comprising; shower unit with thermostatically controlled rainfall shower plus handheld attachment, vanity unit with inset basin and low level W.C. Heated towel rail, tiled floor and extractor.

Bedroom 2
14' 5" x 9' 5" (4.39m x 2.87m)
Range of built in wardrobes and walk in cupboard. Radiator and stripped wood floor. UPVC double glazed window overlooking the rear garden.

Family Bathroom
5' 11" x 5' 2" (1.80m x 1.57m)
Tiled and fitted with a white suite comprising panelled bath with thermostatically controlled shower and glazed screen over, fitted vanity unit with mounted basin and mixer tap and concealed cistern low level W.C. Heated towel rail, extractor and tiled flooring. UPVC double glazed window to side.

Front Garden
Enclosed by stone wall and natural hedging, the attractive frontage is laid to a block paved driveway providing parking for several vehicles, an area of Plum Slate and an impressive rockery edged with oak sleepers. A path extends to the side of the property where there is gated access to the rear garden.

Carport & Garage
The carport provides a sheltered storage area ideal for recycling etc. Outside sockets. Door to Kitchen/Dining Room.
Up and over door to extended Garage with power connected. A utility area to the rear comprises a counter with inset one and a half bowl sink and drainer with mixer tap with spaces for washing machine and tumble dryer and a range of wall units.

Rear Garden
This stunning garden is a real feature of this altogether delightful home. Fully enclosed and south facing, the garden is afforded a great deal of privacy and comprises, a well maintained level lawn edged with mature borders, a block paved patio ideal for al fresco dining, a further seating area is laid to paved patio and ornamental gravel, raised vegetable beds and a screened patio area. There is a timber shed and composting bins, outside tap and light. Gated access to front of property.

Tenure & Council Tax Band
Tenure: Freehold
Council Tax Band: D

