



**HUNTER  
LEAHY**  
YOUR PROPERTY EXPERTS

**23 Nailsea Park**

Approximate Gross Internal Area = 268.8 sq m / 2893 sq ft  
(Excluding Garage / Storage)



Ground Floor

First Floor

For illustrative purposes only. Not to scale. ID1025815  
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
Floor Plan Produced by EPC Provision



23 NAILSEA PARK NAILSEA, BRISTOL,  
NORTH SOMERSET. BS48 1BA

**£850,000**  
**Freehold**

Nailsea - 71, High Street, BS48 1AH - 01275 853222 - enquiries@huntprop.co.uk

## ABOUT THE PROPERTY

We are delighted to offer to market this unique and incredibly spacious, detached family home which enjoys a fabulous position in this uncrowded, centrally located cul de sac, with superb access to shops, amenities, schools and public transport links. The immaculately presented property further benefits a fully self contained annexe, ideal for a dependant relative, a potential rental income or it could be reincorporated into the main house. This sizeable house offers space and flexibility in abundance and the well maintained accommodation briefly comprises; Reception Hall, Cloakroom, superb Kitchen/Dining/Family Room, Playroom/Study and large Sitting Room, 5 Double Bedrooms and one single Bedroom/Study, En Suite Shower Room and Family Bathroom. The Annexe comprises; Entrance Hall, Lounge/Dining Room, Kitchen, Storage/Utility Room, Double Bedroom and Shower Room. Outside, the property is fully enclosed and the two entrances are secured with a five bar gate at one entrance and double electronically gates to the other. There is ample parking over two driveways including space for a camper/caravan. The garden itself is South facing and comprises a lawn and large patio area.

N.B. The spacious self contained annexe offers an ideal opportunity for those with dependant relatives, a work from home studio/salon or an income stream as a rental. The current rent being achieved is £850.00 per calendar month.

## FEATURES

- Spacious Detached Residence With Self Contained Annexe
- Superb Uncrowded Central Position
- Accessible To Town Centre, Schools & Train Station
- Reception Hall & Cloakroom
- Fabulous Kitchen/Dining/Family Room & Utility Room
- Study/Playroom & Sitting Room
- 6 Bedrooms, Family Bathroom & En Suite Shower Room
- Annexe; Entrance Hall, Lounge/Dining Room, Kitchen, Utility Room, Bedroom & Shower Room
- Private South Facing Rear Garden
- Ample Driveway Parking & Double Garage

| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> | 75                      | 80        |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |

### Main House

#### Reception Hall

Entered via hardwood glazed door. Stairs rising to first floor accommodation. Two storage cupboards. Laminate flooring. Doors to; Cloakroom, Kitchen/Dining/Family Room and Sitting Room.

#### Cloakroom

Partially tiled and fitted with a white suite comprising: concealed cistern low level W.C and vanity unit with inset basin. Laminate flooring, radiator and extractor.

#### Fabulous Kitchen/Dining/Family Room

##### Kitchen Area

15' 11" x 9' 8" (4.85m x 2.95m)  
Fitted with a contemporary range of wall and base units with square edge work surfaces over. Inset one and a half bowl sink and drainer with mixer tap and tiled splash backs. 'Cuisine Master' range cooker and extractor. Integral dishwasher and space for American style fridge/freezer. 'Karndean' flooring. UPVC double glazed window to side. Door to Utility Room.

##### Dining/Family Area

19' 5" x 17' 8" (5.92m x 5.38m)  
A Fabulous space, the hub of the home which is flooded with natural light . Four UPVC double glazed windows to rear and side aspects and UPVC double glazed French doors opening on to patio area and a glorious double glazed lantern atrium. Underfloor heating and radiator. 'Karndean' flooring. Door to Study/Playroom.

##### Utility Room

13' 7" x 7' 5" (4.14m x 2.26m)  
Fitted with a range of wall and base units with square edge work surfaces over. Inset stainless steel sink with flexi mixer tap. Spaces for washing machine and tumble dryer. Built in shelving. Wall mounted British Gas boiler. Radiator and 'Karndean' flooring. Window to rear and UPVC double glazed door to side.

##### Study/Playroom

13' 0" x 6' 9" (3.96m x 2.06m)  
Radiator. UPVC double glazed windows to side and rear. UPVC double glazed door to rear.

##### Sitting Room

22' 1" x 12' 11" (6.73m x 3.94m)  
A light, airy and spacious room. Feature fireplace with living flame coal effect fire, wooden mantle and Slate hearth. Two radiators and laminate flooring. Two UPVC double glazed windows and French door to rear aspect. Door to Kitchen/Dining Family Room.

##### Landing

Feature window with lovely open aspect view. Airing cupboard housing immersion tank. Loft access with ladders. Doors to all Bedrooms and Family Bathroom.

##### Principle Bedroom

16' 6" x 12' 3" (5.03m x 3.73m) Plus Seating Area 10'10" x 6'9" (3.09 x 2.05)  
A fabulous suite with built in wardrobes, shelving and delightful seating area. Three radiators and four UPVC double glazed windows with lovely views towards the hillside and over parkland. Door to En Suite Shower Room.

##### En Suite Shower Room

Fully tiled and fitted with a white suite comprising: walk in shower unit with thermostatically controlled mains fed shower, and extensive range of vanity units with inset Jack & Jill basins and low level W.C.. Radiator and tiled floor. 'Velux' window and extractor.

##### Bedroom 2

11' 5" x 9' 7" (3.48m x 2.92m)  
Built in wardrobe. Radiator. UPVC double glazed window to front and 'Velux' window to side.

##### Bedroom 3

11' 3" x 9' 6" (3.43m x 2.90m)  
Built in wardrobe. Radiator. UPVC double glazed window to side.

##### Bedroom 4

10' 7" x 9' 9" (3.23m x 2.97m)  
Radiator and laminate floor. UPVC double glazed window side.

##### Bedroom 5

9' 9" x 8' 3" (2.97m x 2.51m)  
Extensive range of built in wardrobes. Radiator. UPVC double glazed window to side.

##### Bedroom 6

9' 8" x 6' 1" (2.95m x 1.85m)  
Built in eaves storage. Radiator and 'Velux' window.

##### Family Bathroom

Tiled and fitted with a white suite comprising: P-shaped panelled bath with thermostatic shower and screen, a range of vanity units with inset basin and concealed cistern low level W.C. heated towel rail and tiled floor. Extractor and 'Velux' window.

##### Gardens

Enclosed by brick wall, timber panel fencing and entered via electronically controlled gates, the delightful South facing garden enjoys a good deal of privacy. Predominantly laid to porcelain tiled patio, lawn and block pavers.

##### Driveway & Garage

The Garage has been section off for storage and is currently only half of the original space. Up and over door to front with mains power connected.

##### The Annexe

###### Entrance Hall

Entered via UPVC double glazed door with glazed side panel. Tiled floor and matwell. Doors to; Lounge/Dining Room, Inner Hallway and Main House.

###### Lounge/Dining Room

15' 0" x 12' 10" max (4.57m x 3.91m)  
Wall mounted electric fire. Radiator. UPVC double glazed window to front.

###### Inner Hall

Doors to Shower Room and Bedroom.

###### Shower Room

Fully tiled and fitted with a white suite comprising: large walk in shower with wall mounted electric shower, pedestal wash basin and low level W.C. Storage cupboard, heated towel rail, vinyl flooring and UPVC double glazed window to front.

###### Bedroom

15' 3" x 11' 9" (4.65m x 3.58m)  
Built in wardrobe and dressing table. Two storage cupboards. Radiator and dual aspect UPVC double glazed windows to front and side. Door to Kitchen.

###### Kitchen

8' 9" x 6' 5" (2.67m x 1.96m)  
Fitted with a range of wall and base units with square edge work surface and upstands over. Inset stainless steel sink and drainer with mixer tap and tiled splash backs. Built in double oven, electric hob and extractor. Integral dishwasher and space for fridge/freezer. Radiator, vinyl floor and UPVC double glazed window to rear. Door to storage area.

###### Storage/Utility Area

7' 8" x 7' 3" (2.34m x 2.21m)  
Shelving and space for washing machine and tumble dryer. Vinyl floor and double glazed hardwood door to rear.

###### Front Garden & Driveway

The Tarmac driveway is entered by five bar wooden with further gate to the patioed courtyard garden, enclosed by natural stone walling.

###### Tenure & Council Tax Band

Tenure - Freehold  
Council Tax Band - F

