

**HUNTER
LEAHY**
YOUR PROPERTY EXPERTS

12 Goss Lane, Nailsea. BS48 2BD

£895,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

This unique and incredibly spacious, detached family home occupies a superb plot on this quiet, established, non estate road towards the Western edge of town.

Immaculately presented throughout, the sizeable accommodation has been enjoyed by its current owners for many years. Sitting in delightful, landscaped gardens to the rear and offering parking for several vehicles to the front, this very special property has glorious accommodation briefly comprising; Reception Hall, Study, vast open plan kitchen/Dining/Family Room, Utility Room Sitting Room and Conservatory, Five Bedrooms, two En Suites and Family Bathroom. Outside, the established landscaped gardens are idyllic and there is a recently built, insulated and powered wooden structure that would serve well as a home office. The front is enclosed and screened from view by an evergreen hedge, there is parking for several vehicles and detached double garage with power connected. This property has to be viewed to be truly appreciated.

FEATURES

- Enclosed & Private Position In A Non Estate Location
- Reception Hall & Study/Consulting Room
- Fabulous Kitchen/Dining/Family Room
- Sitting Room With Wood Burner & Conservatory/Games Room
- Principal Suite & Guest Suite
- 3 Further Bedrooms & Family Bathroom
- Large, Beautifully Landscaped Rear Gardens
- Potential Home Office & Detached Double Garage
- Driveway Parking For Several Vehicles



ROOM DESCRIPTIONS

Entrance

A covered porch with welcome light. Composite double glazed door with frosted double glazed side panel.

Reception Hall

A bright, airy and spacious entrance with ample space for coats. Doors to Cloakroom and Study. Amtico flooring. Glazed double doors open into the Kitchen/Dining/Family Room.

Cloakroom

Fitted with a white suite comprising; low level W.C. and vanity unit with inset hand wash basin. Vinyl floor covering and radiator. UPVC double glazed window to side.

Study/Consulting Room

12' 0" x 10' 10" (3.66m x 3.30m) Wall to Wall.

Positioned off the Reception Hall this would make an ideal home office/Consulting Room. Floor to ceiling wall unit comprising shelving with large television space and additional cupboard storage below. Radiator and UPVC double glazed window to front.

Glorious Kitchen/Dining/Family Room

This truly the heart of this fine family home with three distinct areas including the Kitchen, Dining and Seating which seamlessly combine. Stairs to first floor accommodation with useful storage cupboard below. Doors to Sitting Room and Utility Room.

Kitchen/Breakfast Area

13' 2" x 12' 4" (4.01m x 3.76m)

An extensive range of wall and base units with Granite work surfaces and upstands over forming a peninsular bar and separating the kitchen from the Dining Area. Inset one and a half bowl sink and drainer with mixer tap. Built in eye level electric double oven and space for dish washer. Fitted dresser unit with glazed display cabinet and fabulous central island providing additional cupboard space and housing five ring gas hob with extractor over. Radiator and Amtico flooring. UPVC double glazed window to side and walk in UPVC double glazed bay window to rear, currently housing a breakfast table. Door to Utility room.

Dining Area / Family Area

15' 0" x 19' 5" (4.57m x 5.92m)

A large dual aspect area with ample space for seating and dining. Two radiators and UPVC double glazed window to side and UPVC double glazed French doors opening on to the rear garden..

Sitting Room

15' 2" x 17' 2" (4.62m x 5.23m)

A bright and airy room with two UPVC double glazed windows overlooking the front gardens and UPVC double glazed patio doors opening on to the rear gardens. Feature fireplace with multi fuel burning stove. Radiator.

Utility Room

7' 6" x 5' 9" (2.29m x 1.75m)

Fitted with a range of larder units and base units with roll edge work surfaces over. Inset stainless steel sink and drainer with mixer tap and tiled splash backs and spaces below for washing machine and tumble dryer. Wall mounted cupboard housing combi boiler. Space for American style fridge/freezer. Amtico flooring. UPVC double glazed window to rear. Door to Conservatory/Games Room.

Conservatory/Garden Room

17' 0" x 11' 10" (5.18m x 3.61m)

Of dwarf wall and UPVC construction with vinyl floor covering. French doors to front and rear gardens.

First Floor Landing

Walk in airing cupboard with linen shelving and hot water tank. Loft access. UPVC double glazed window. Doors to all Bedrooms and Family Bathroom.

Principal Suite

19' 8" x 12' 2" (5.99m x 3.71m)

Dual aspect with two UPVC double glazed window to side and rear elevations. A range of fitted wardrobes and dressing table. Two radiators. Door to En Suite Shower Room.

En Suite Shower Room

Fully tiled and fitted with a white suite comprising; shower quadrant with thermostatically controlled shower, vanity unit with inset hand wash basin and low level W.C. Heated towel rail and vinyl floor covering. UPVC double glazed window to side.

Guest Suite

19' 5" x 14' 9" (5.92m x 4.50m)

UPVC double glazed windows to front and rear aspects. Two radiators. Access to 2nd loft space. Door to En Suite Bathroom. Door leads out to balcony with stairs to rear gardens.

En-Suite Bathroom

Fully tiled and fitted with a white suite comprising; panelled bath with thermostatically controlled shower and glazed screen over, pedestal wash basin and low level WC. Heated towel rail and vinyl floor covering. UPVC double glazed window to rear.

Bedroom 3

13' 9" x 8' 11" (4.19m x 2.72m)

Built in wardrobe. Radiator and UPVC double glazed window to front.

Bedroom 4

12' 0" x 8' 5" (3.66m x 2.57m)

Fitted wardrobe and radiator. UPVC double glazed window to front.

Bedroom 5

8' 11" x 8' 7" (2.72m x 2.62m)

Fitted wardrobe and radiator. UPVC double glazed window to rear.

Family Bathroom

Fully tiled and fitted with a white suite comprising; panelled spa bath with overhead shower attachment, pedestal wash hand basin and low level W.C. Heated towel rail and vinyl floor covering. UPVC double glazed window.

Rear Garden

Fully enclosed by timber panel fencing, this large, private, professionally landscaped garden is an absolute joy and offers something for everyone. Comprising a variety of areas to include a large level lawn edged with deep, well stocked borders, al fresco dining area, patios and pathways, soft fruit and vegetable beds, mature fruit tree, wooden constructed covered seating area and shed with double opening doors. Wood storage, outside tap, lighting and sockets.

Garage

18' 3" x 17' 7" (5.56m x 5.36m) A large double garage with twin electric up and over doors. Power and light. Pedestrian door access to one side.

Private Front Garden

The property is approached via a block paved driveway and hardstanding for several vehicles and ideal storage for a Boat, Caravan or Motorhome. Access to the front door, the front of the Conservatory/Games Room and a side gate gives access to the rear gardens.

Tenure & Council Tax Band

Tenure: Freehold

Council Tax Band: G







FLOORPLAN & EPC

Approximate Floor Area = 219.6 sq m / 2364 sq ft
 Outbuilding = 34.5 sq m / 371 sq ft
 Total = 254.1 sq m / 2735 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #78231

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	70	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	