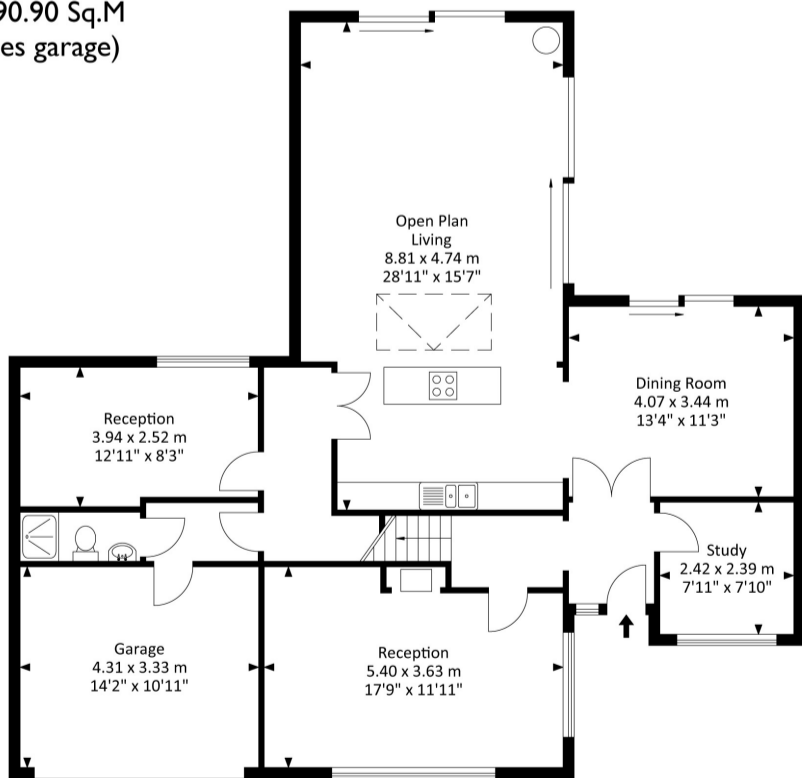


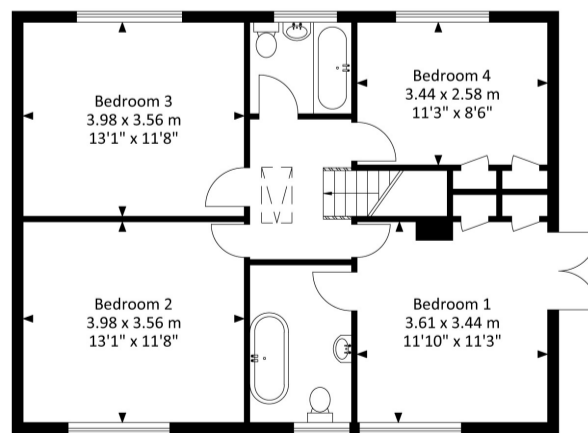


### 33 Riverway, Nailsea

Approx. Gross Internal Area  
 2054.70 Sq.Ft - 190.90 Sq.M  
 (Total area includes garage)



Ground Floor



First Floor

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>		
(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			
		69	77
England, Scotland & Wales		EU Directive 2002/91/EC	

For illustrative purposes only. Not to scale.  
 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.



This absolutely wonderful, extended detached home boasts extensive array of attributes that would fulfil most buyers wish lists. Located on the Northern fringes in a quiet Cul de Sac, adjacent to open countryside, this immaculate home enjoys an idyllic setting with outstanding views. Extended and remodelled in recent years, this family home is perfectly positioned for access to the town centre and local schools. Finished to an exacting standard, the well balanced accommodation briefly comprises; Entrance Hall, Study, Sitting Room, fabulous, Kitchen/Dining/Family Room, Snug, Utility Room and ground floor Shower Room, Principle Suite opening on to roof terrace with En Suite Bathroom, three further double Bedrooms and Family Bathroom. Outside, the mature gardens are arranged to take advantage of the views and further benefit a Summer House, Greenhouse and wood store. There is also ample driveway parking and a partial Garage that is suitable for storage.



## ROOM DESCRIPTIONS

**Entrance Hall**  
Entered via composite door with glazed side panel. Engineered oak flooring. Stairs rising to first floor accommodation. Upright radiator. Doors to Sitting Room, Study and Fabulous Kitchen/Dining Room/Family Room.

**Sitting Room**  
17' 8" x 10' 0" (5.38m x 3.05m)  
Fireplace with inset multi-fuel stove with tiled hearth. A delightful dual-aspect with UPVC double glazed windows to front and side overlooking fields.

**Study**  
7' 10" x 7' 9" (2.39m x 2.36m)  
Engineered oak flooring. Radiator and UPVC double glazed window to front.

### Fabulous Kitchen/ Dining/ Family Room

**Dining Area**  
12' 10" x 11' 4" (3.91m x 3.45m)  
Radiator and engineered oak flooring. Sliding patio doors to rear patio. Spotlights.

**Kitchen/Living Area**  
29' 6" x 15' 6" (8.99m x 4.72m)  
Fitted with a contemporary range of wall and base units with granite work surfaces and upstands over. Underhung one and a half bowl sink and drainer with flexi hose style tap. Two electric ovens, induction hob and integrated dishwasher. Engineered Oak flooring through to Sitting Area with a feature corner wood burning stove set on a Slate hearth. UPVC double glazed sliding patio doors to both side and rear aspects which open onto the rear garden with glorious far reaching views. Door to Utility Room.

**Utility Room**  
4' 0" x 4' 6" (1.22m x 1.37m)  
Extending under stairs and fitted with a range of double larder units, wall mounted units and spaces for washing machine and tumble dryer with roll edge work surfaces over. Wall mounted "Vaillant" combi boiler. Oak finished doors to Snug, and Inner Hallway.

**Snug**  
12' 10" x 8' 4" (3.91m x 2.54m)  
Radiator and Laminate flooring. UPVC double glazed window to rear.

**Ground Floor Shower Room**  
Tiled and fitted with a white suite comprising walk in shower with thermostatic shower, vanity unit with inset basin and low level W.C. Extractor fan and vinyl flooring.

**Garage/ Store Room**  
Roller door to front. Light and power connected.

**Landing**  
Loft access. Oak finished doors to all Bedrooms and Family Bathroom. Skylight to rear.

**Principle Bedroom**  
11' 4" x 11' 3" (3.45m x 3.43m)  
A lovely room with beautiful views. UPVC double glazed window to front and UPVC double glazed French doors that open on to an extensive roof terrace. Radiator and door to En Suite Bathroom.

**En Suite Bathroom**  
6' 1" x 5' 8" (1.85m x 1.73m)  
Fitted with a white suite comprising; free standing bath with taps and shower and shower attachment, pedestal wash hand basin and low level W.C. Vinyl flooring and UPVC double glazed window to front.

**Bedroom 2**  
13' 0" x 11' 8" (3.96m x 3.56m)  
Vaulted ceiling. Radiator and UPVC double glazed window to front.

**Bedroom 3**  
13' 0" x 11' 8" (3.96m x 3.56m)  
Vaulted ceiling. Radiator and UPVC double glazed window to rear.

**Bedroom 4**  
11' 2" x 8' 5" (3.40m x 2.57m)  
Built in double wardrobes. Vinyl flooring. UPVC double glazed window to rear.

**Family Bathroom**  
Attractively tiled and fitted with a white suite comprising; panelled bath with thermostatic shower and glazed screen over, pedestal hand wash basin, low level W.C. Heated towel rail and vinyl flooring. Extractor and UPVC double glazed window to rear.

**Rear Garden**  
Enclosed by low timber panel fencing to appreciate the views, with gated access to both sides of the property. Enjoying a good deal of privacy and a Westerly aspect the garden is predominantly laid to lawn with a large patio that is positioned by the Kitchen/Dining/Family Room providing a delightful Al fresco area, further more there are raised vegetable beds, floral borders, green house and a Summer house which is currently housing a hot tub. Outside tap, lighting and sockets.

**Front Garden**  
Enclosed by fencing and natural hedging, the area is predominantly laid to lawn with block paved driveway and path.

**Tenure & Council Tax Band**  
Tenure - Freehold  
Council Tax Band - C

