

HUNTER
LEAHY
YOUR PROPERTY EXPERTS

13 Sunnymede Road, Nailsea, Bristol, Somerset. BS48 2NF

£509,950 Freehold

FOR SALE



PROPERTY DESCRIPTION

This delightful extended 'Carey' built detached family home of good proportions is sure to create a lot of attention. Immaculate in presentation and enviably located on this sought after non estate road which is close to parkland, schools and public transport routes, the accommodation layout is as follows; to the ground floor, Entrance Porch, Reception Hall, Dining Room, Kitchen/Breakfast Room, Utility Room, Shower Room, Sitting Room and Garden room. To the first floor a spacious landing with a Study/Hobby area, Principle Bedroom and Dressing Room plus two further Bedrooms and a showpiece Family Bathroom. Outside there is ample driveway parking to front whilst the decent sized rear garden enjoys a South facing aspect and has the added benefit of a 'Lugarde' home office. View early to avoid disappointment.

FEATURES

- Large Extended Detached Family Home
- Immaculately Presented Throughout
- Sought After Non Estate Location
- Entrance Porch & Reception Hall
- Kitchen/Breakfast Room
- Utility Room & Shower Room
- Sitting Room, Dining Room, Garden Room
- 3 Bedrooms, The Master With Dressing Room
- Stunning Bathroom
- Driveway, Large South Facing Rear Garden With Home Office



ROOM DESCRIPTIONS

Entrance Porch

Entered via Composite double glazed door with double glazed side panel. Double glazed door and side panel to Reception Hall.

Reception Hall

A glorious welcome to this fabulous home. Stairs to first floor accommodation with storage cupboard below. UPVC double glazed, toughened glass window to front. Radiator. Wood effect 'Uniclic' flooring. Access to dining Room, Kitchen/Breakfast Room and Sitting Room.

Dining Room

15' 3" x 7' 4" (4.65m x 2.24m)

Dual aspect with UPVC double glazed windows to side and front. Radiator. Wood effect 'Uniclic' flooring.

Kitchen Breakfast Room

13' 4" x 10' 11" (4.06m x 3.33m)

Fitted with an extensive range of wall and base units with square edge work surfaces over. Inset one and a half bowl ceramic sink and drainer with mixer tap and tiled splashbacks. Built in double electric oven, grill and microwave, electric hob and extractor. Integral fridge/freezer and dishwasher Built in cupboard, upright radiator and 'Karndean' flooring. UPVC double glazed window to rear. Door to Utility Room.

Utility Room

7' 4" x 7' 4" (2.24m x 2.24m)

Space and plumbing for washing machine and tumble dryer with work surface over. Wall mounted 'British Gas' combi boiler. Tiled floor. UPVC double glazed door to rear garden. Door to Shower Room.

Shower Room

Tiled and fitted with a white suite comprising; shower unit with thermostatic shower, wash hand basin and low level W.C.. Heated towel rail, extractor and tiled floor. UPVC double glazed to side.

Sitting Room

20' 1" x 11' 10" (6.12m x 3.61m)

Feature 'Burley' wood burning stove on Slate hearth. Two radiators. Wood effect 'Uniclic' flooring. UPVC double glazed windows to front. Double glazed sliding patio doors to Garden Room.

Garden Room

13' 2" x 10' 10" (4.01m x 3.30m)

A glorious addition to the home with a tiled vaulted roof, UPVC double glazed windows to South and West aspects and French doors opening to garden. Tiled floor.

Landing

Loft access with ladders. Airing cupboard. Study area with 'Uniclic' flooring and 'Velux' window to front. Two radiators. Doors to Bedrooms and family Bathroom.

Principle Bedroom

13' 1" x 10' 11" (3.99m x 3.33m)

Radiator. 'Uniclic' flooring. UPVC double glazed window to rear. Opening to Dressing Room.

Dressing Room

9' 0" x 5' 3" to wardrobe fronts (2.74m x 1.60m to wardrobe fronts)

Fitted with a comprehensive range of wardrobes and drawers. 'Uniclic' flooring. UPVC double glazed window to rear.

Bedroom 2

13' 1" x 10' 9" (3.99m x 3.28m)

A range of fitted wardrobes. Radiator. UPVC double glazed window to rear.

Bedroom 3

10' 9" x 8' 5" (3.28m x 2.57m)

Radiator. UPVC double glazed window to front.

Family Bathroom

13' 10" x 7' 3" (4.22m x 2.21m)

A showpiece bathroom that is stylishly tiled and fitted with a white suite comprising; bath with built in retractable shower, large walk in shower with thermostatic 'Rainfall' shower and further adjustable shower, vanity unit with inset basin and low level W.C. Tiled floor with underfloor heating. Heated towel rail and 'Velux' window to front.

Front Garden

Enclosed by low stone wall. Laid to Tarmac driveway and edged with floral and shrub borders.

Rear Garden

Fully enclosed by timber panel fencing with gated access to the front. Enjoying a South facing aspect and a good deal of privacy, the garden is predominantly laid to lawn with patio, pathways and raised beds. An Apple tree and rose arch, timber shed and outside tap. A particular feature is the 'Lugarde' home office with power connected.

Tenure & Council Tax Band

Tenure: Freehold

Council tax band: D

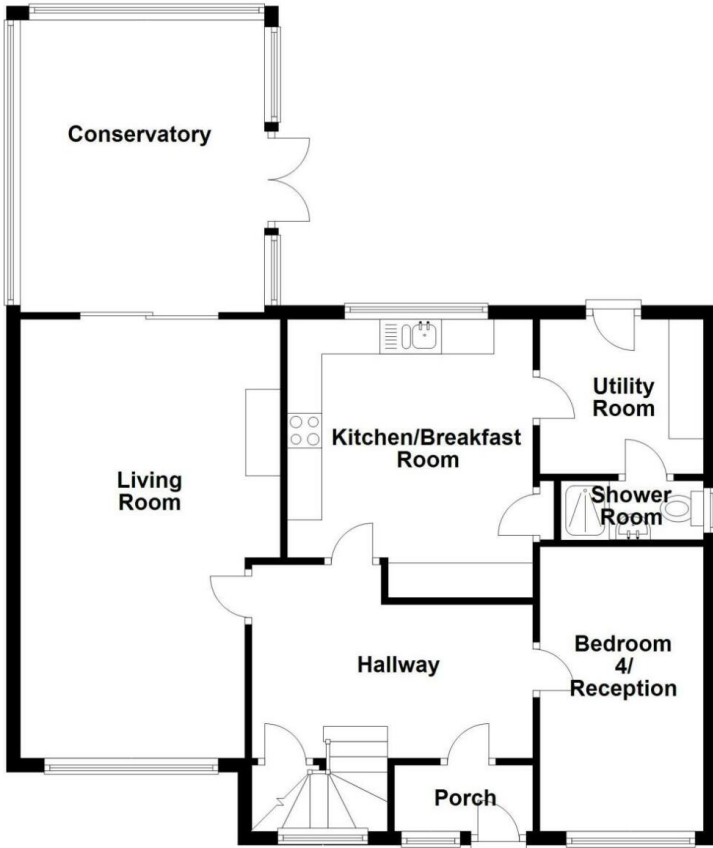




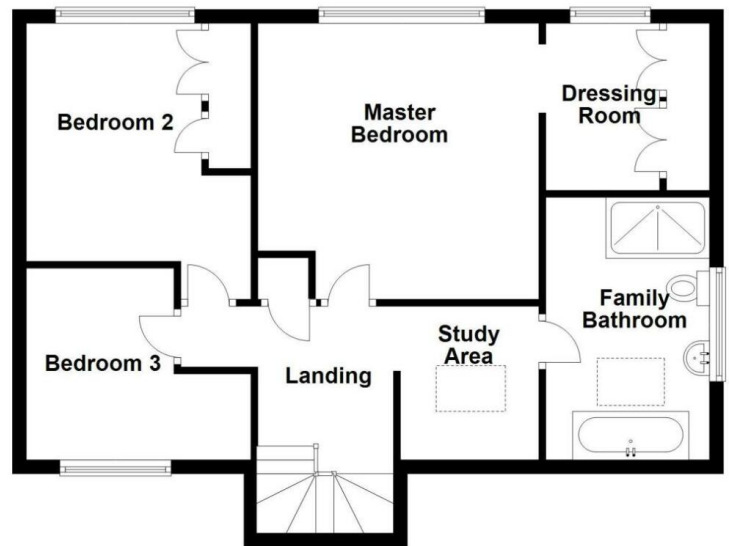


FLOORPLAN & EPC

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	