

£620,000
Freehold



**HUNTER
LEAHY**
YOUR PROPERTY EXPERTS



Features

- No Onward Chain
- Immaculately Presented & Well Maintained Bungalow
- Fabulous Uplands Location With Overlooking Cricket Ground
- Reception Hall
- Stunning Kitchen/Breakfast Room With Appliances
- Sitting Room, Dining Room and Glorious Garden Room
- Principal Bedroom & En Suite Shower Room
- 2 Further Bedrooms & Family Shower Room
- Westerly Aspect Rear Garden
- Driveway & Garage With Electric Door With Office/Utility Room To Rear

Summary of Property

This fabulous link detached bungalow occupies a prime position on this highly regarded road within the delightful Old Church area of Nailsea. Enjoying an open aspect to the front with views over the cricket ground and a West facing rear garden, this outstanding bungalow is perfectly placed for local shops, the Tithe barn with its varied activities calendar, public transport links and parkland. Offered for sale with no onward chain, this well appointed and maintained bungalow is sure to create a lot of interest. Rarely available in such fine order, the accommodation briefly comprises; Reception Hall, Sitting Room, Dining Room, delightful Garden Room, stunning Kitchen/Breakfast Room with integrated appliances, superb principal Bedroom with stylish En Suite Shower Room, two Further Bedrooms and Main Shower Room. Outside, the attractive frontage is enclosed and laid to driveway and lawn,. The attached garage has electric roller door to the front with a pedestrian door to the rear which opens into an external Study/Utility Room. The rear garden is fully enclosed, private and enjoys a sunny West facing aspect.

Room Descriptions

Reception Hall

Entered via double glazed composite door. Access with ladders to lit and partially boarded loft. Airing cupboard housing "Worcester" combi boiler. Useful storage cupboard.. Radiator and Engineered oak flooring. Doors to; Kitchen/Breakfast room, Dining Room, Sitting Room, all Bedrooms and main Shower Room.

Sitting Room

15' 1" x 14' 8" (4.60m x 4.47m)

Inset coal effect gas fire with tiled surround and hearth. Two radiators. UPVC double glazed bay window to front..

Kitchen/Breakfast Room

14' 8" x 14' 8" (4.47m x 4.47m) max

Fitted with a contemporary range of wall and base units with attractive square edge work surfaces and upstands over. Inset one and a half bowl stainless steel sink and drainer with mixer tap. Breakfast bar. Built in eye level electric double oven and five ring induction hob with extractor over. Integrated fridge, freezer and dishwasher. Radiator and vinyl flooring. UPVC double double glazed window and 'Velux' skylight to rear. UPVC double glazed to rear garden.

Dining Room

10' 10" x 10' 5" (3.30m x 3.17m)

Engineered oak flooring and radiator. UPVC double glazed sliding doors to Garden Room.

Garden Room

15' 1" x 12' 1" (4.60m x 3.68m)

A glorious room with vaulted ceiling and two fixed skylights. Radiator and UPVC double glazed windows to two aspects with UPVC double glazed French doors opening on to the garden.

Utility Room/Office

11' 5" x 6' 10" (3.48m x 2.08m)

Fitted wall units. Space for fridge freezer, washing machine and undercounter fridge. UPVC double glazed window and door to rear. Door to Garage.

Principal Bedroom

14' 8" x 12' 5" (4.47m x 3.78m)

Radiator and UPVC double glazed window to rear. Door to En-Suite Shower Room.

En-Suite Shower Room

Fully tiled and fitted with a white suite comprising; large walk in shower with thermostatically controlled rainfall shower plus a range of vanity units with inset basin and concealed cistern low level W.C. Vinyl flooring and heated towel rail. Extractor fan.

Bedroom Two

11' 1" x 10' 10" (3.38m x 3.30m)

Radiator. UPVC double glazed window to front.

Bedroom Three

10' 5" x 7' 6" (3.17m x 2.29m)

Radiator. UPVC double glazed window to side.

Shower Room

Fully tiled and fitted with a white suite comprising; double walk in shower with thermostatically controlled rainfall shower plus a range of vanity units with inset basin and concealed cistern low level W.C. Heated towel rail, vinyl flooring and extractor. UPVC double glazed window to side.

Front Garden

Enclosed by stone wall and timber panel fencing with double wrought iron gates. Laid to a paved driveway and lawn.

Garage

Electric roller door to front. Lighting and power connected. Door to Study/Utility Room.

Rear Garden

Fully enclosed by timber panel with wrought iron gate to front. Predominantly laid to two paved patio areas with interconnecting pathways and a lawn edged with shrub borders. A screened area houses a timber shed and greenhouse.

Tenure & Council Tax Band

Tenure: Freehold

Council Tax Band: E



Ground Floor

