



**HUNTER
LEAHY**
YOUR PROPERTY EXPERTS



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RAVENS COURT, STATION ROAD, NAILSEA,
BRISTOL, NORTH SOMERSET. BS48 4PD

£1,100,000
Freehold

ABOUT THE PROPERTY

Enjoying a prominent position on one of Nailsea's premier roads, this exceptional and unique home comes to market for the first time in thirty seven years. Evidently much loved, this well presented family home has been extended by the current owners and now offers versatile accommodation in excess of 3000 square feet. Sitting in glorious gardens commensurate with the size of the property, this home is perfectly positioned for access to the town centre, schools, the mainline train station at Backwell, open parkland and countryside walks. Offered for sale with no onward chain, ideal for those looking for a quick move, the accommodation briefly comprises; Entrance Porch, Entrance Hall, Sitting Room, Study, Kitchen/Breakfast Room, fantastic Garden Room, Utility Room and Cloakroom to the ground, whilst the first floor comprises; Sumptuous Principle Suite, Guest Suite, three further double Bedrooms and Family Bathroom. The property also boast a Home Office/Studio which has independent access and its own Cloakroom, providing huge opportunity for multiple uses. Furthermore, there is a beautifully presented self contained, one Bedroom Annexe with its own Garden. The Gardens to the main house are private, level and secure at the rear whilst the impressive frontage offers parking for several vehicles and a double Car Port.

NB the property own its solar panels and the central heating is provided by air source heat pump. The entire ground floor has underfloor heating.

FEATURES

- No Onward Chain
- Fabulous 5 Double Bedroom Executive Home
- Independent Home Office & Cloakroom
- Independent Annexe
- Prime Non Estate Location With Easy Access To Town Centre & Mainline Train Station
- Entrance Porch & Entrance Hall
- Sitting Room, Study, Kitchen/Breakfast Room & Glorious Garden Room
- Utility, Cloakroom, Home Office & Cloakroom
- Principle Suite, Guest Suite, 3 Further Double Bedrooms & Family Bathroom
- 1 Bedroom Annexe, Large Private Gardens, Ample Driveway Parking & Car Port

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Entrance Porch

Entered via UPVC double glazed door. Tiled Floor. Glazed door and window to Entrance Hall.

Entrance Hall

Glazed balustrade staircase to first floor accommodation. Double storage cupboard ideal for coats and shoes. Tiled floor. Oak finished glazed doors to; Sitting Room, Study and Kitchen/Breakfast Room.

Sitting Room

20' 8" x 11' 6" (6.30m x 3.51m)
Feature fireplace with contemporary surround, inset wood burning stove and Slate hearth. Built in glazed display cabinet. UPVC double glazed window to front aspect and UPVC double glazed French doors open into the Garden Room.

Study

8' 0" x 7' 6" (2.44m x 2.29m)
Tiled floor. Windows to Entrance Hall and Garden Room.

Kitchen/Breakfast Room

20' 0" x 12' 8" (6.10m x 3.86m)
Fitted with a quality range of wall and base unit with Granite work surfaces over with double Belfast sink and mixer tap. Matching dresser style display and storage unit with Granite countertop. Rangemaster range cooker with extractor over. Integral dishwasher and space for upright fridge/freezer. Tiled floor. UPVC double glazed window to front aspect and UPVC double glazed French doors opening in to the Garden Room. Glazed wooden door to Rear Porch.

Garden Room

36' 7" x 11' 11" (11.15m x 3.63m)
A fabulous addition to the home extending across the width of the rear. Light and airy with an impressive glazed atrium, nine UPVC double glazed windows to three aspects and UPVC double bi folding doors opening on to the delightful rear gardens. Tiled floor.

Rear Porch

Tiled floor. Doors to Cloakroom, Utility Room and rear Garden.

Cloakroom

Wood panelled to half height and fitted with a white suite comprising; concealed cistern low level W.C. and wash hand basin. Tiled floor.

Utility Room

7' 6" x 6' 3" (2.29m x 1.91m)
Fitted with a range of base and larder units which provide eye level spaces for washing machine and tumble dryer. Belfast sink and worktop. Laminate flooring and UPVC double glazed window to rear.

Landing

Loft access with ladders and airing cupboard. UPVC double window to side. Doors to all Bedrooms and Family Bathroom.

Principle Suite

26' 3" x 24' 7" (8.00m x 7.49m)
Fitted with an extensive range of wardrobes providing hanging and shelving storage. Skylight and two UPVC double glazed windows to side and front. Airconditioning/Heating unit. Door to En Suite Shower Room

En-suite Shower Room

Partly tiled and fitted with a white suite comprising; double walk in shower with rainfall thermostatic shower, range of vanity units with mounted basin and concealed cistern low level W.C.

Guest Suite

13' 2" x 9' 1" (4.01m x 2.77m)
Double fitted wardrobes. Radiator and UPVC double glazed window to front. Door to En Suite Shower Room.

En Suite Shower Room

Fitted with a white suite comprising; shower cubicle with thermostatic shower, wash basin and low level W.C. Vinyl floor and extractor.

Bedroom 3

17' 0" x 9' 1" (5.18m x 2.77m)
Fitted wardrobes. Radiator and UPVC double glazed window to front.

Bedroom 4

11' 3" x 9' 9" (3.43m x 2.97m)
Radiator. UPVC double glazed window to side.

Bedroom 5

12' 4" x 7' 6" (3.76m x 2.29m)
Radiator. UPVC double glazed window to rear.

Family Bathroom

Panelled and fitted with a white suite comprising; panelled bath with electric shower and glazed screen over and pedestal wash hand basin. Radiator, vinyl floor and UPVC double glazed window to rear.

Separate W.C.

Fitted with a white low level W.C. Vinyl floor and UPVC double glazed window to rear.

Home Office

Separate from the main house, it is entered via wooden door. Doors to Cloakroom and office. Cloakroom is fitted with a white suite comprising low level W.C and wash hand basin. Laminate floor and UPVC double glazed window to rear. Office Radiator and vinyl flooring. UPVC double glazed French doors and windows to rear.

Annexe

Entered via UPVC double glazed door.

Kitchen/Living Room

14' 5" x 9' 2" (4.39m x 2.79m)
Fitted with a range of wall and base units with roll edge work surfaces over. Inset stainless steel sink and drainer with mixer tap. Built in electric oven, hob and extractor. Spaces for washing machine and fridge/freezer. Radiator and engineered Oak flooring. UPVC double glazed window to front.

Bedroom

11' 2" x 6' 11" (3.40m x 2.11m)
Radiator and engineered Oak flooring. UPVC double glazed window to front. Door to En Suite Shower Room.

En Suite Shower Room

Tiled and fitted with a white suite comprising; shower cubicle with electric shower, wall mounted wash basin and low level W.C. Heated towel rail, engineered Oak flooring and extractor.

Front Garden

Enclosed by natural stone wall and entered via a wooden five bar gate, the impressive frontage is predominantly laid to block paved driveway, providing ample off street parking. There are further areas of lawn and plum Slate with a double pitched roof car port. Gated access to rear.

Rear Garden

Fully enclosed by a combination of natural stone wall and timber panel fencing, this delightful garden comprises; an extensive paved patio, a large level lawn, ornamental gravel pathways and seating area as well as delightful decked area, ideal for entertaining. The secure garden which offers areas of sunshine and shade throughout the day also enjoys complete privacy.

Tenure & Council Tax Band

Tenure - Freehold
Council Tax Band - F

