

**HUNTER
LEAHY**
YOUR PROPERTY EXPERTS

12 Goss Lane, Nailsea, Bristol, Somerset. BS48 2BD

£950,000 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 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

- Secluded Position
- Spacious Study / Consulting Room
- Ample Driveway Parking & Double Garage
- Rear Enclosed Garden
- Large Kitchen/Dining Room
- Conservatory / Games Room
- Five Double Bedrooms
- Two Bedrooms with En-Suite
- Gas Central Heating and Double Glazed



ROOM DESCRIPTIONS

Entrance

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

Entrance 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 inner hall area.

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 lead out to the rear gardens. Feature fireplace with inset fitted Multi fuel stove (capped gas point). Ceiling and wall lighting.

Glorious Kitchen/Dining/Family Room

Separated into two main areas with Dining and kitchen spaces. Leading from the entrance is a walk through hall area with stairs rising to the first floor and double doors enter into the Sitting Room.

Dining Area / Family Area

15' 0" x 19' 5" (4.57m x 5.92m) Two radiators, Under stairs storage cupboard, UPVC Double Glazed "French" doors lead out to the rear gardens.

Kitchen/Breakfast Area

13' 2" x 12' 4" (4.01m x 3.76m) A luxury range of floor and wall units comprising drawer and cupboard with ample Granite work top space incorporating 1 1/2 bowl single drainer sink unit. Fitted AEG appliances. Amtico flooring.

Study / Consulting Room

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

Situated just off the entrance hall this would make an ideal home office / Consulting Room. UPVC Double Glazed window to front. Radiator. Led ceiling lighting. Floor to ceiling wall unit comprising shelving with large television space and additional cupboard storage below.

Utility Room

7' 6" x 5' 9" (2.29m x 1.75m) A walk through room with doors from the Kitchen and leading to the Conservatory / Games Room. Floor to ceiling storage cupboards with space for large American style fridge freezer. Worktop space with inset sink unit. Space and plumbing for Washing Machine and Tumble Dryer. Wall mounted gas boiler for heating and hot water

Cloakroom

Suite comprising Low level WC. Vanity unit with hand wash basin UPVC double glazed window to side.

Conservatory / Garden Room

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

UPVC construction with Double Glazed Windows and Doors. Ceiling lighting. Radiator. Doors to front gardens and rear gardens.

First Floor Landing

Walk in airing cupboard with linen shelving and hot water tank.

Principle Suite

19' 8" x 12' 2" (5.99m x 3.71m) Dual aspect with two UPVC double glazed window to side and rear elevations. Fitted large wardrobes with hanging and storage space. additional dresser unit with drawer and cupboard storage. two radiators. Feature LED ceiling lighting.

En Suite Bathroom

White suite comprising Large walk in shower enclosure. Vanity unit with inset hand wash basin. Low Level WC. UPVC double Glazed window to side.

Guest Suite

19' 5" x 14' 9" (5.92m x 4.50m) plus additional dressing area.

Two UPVC Double Glazed windows overlooking the front gardens. Two radiators. Trap access to 2nd loft space.

Door leads out to balcony with stairs to rear gardens.

Guest En-suite

Panelled bath with thermostatic over bath shower and side screen. Pedestal hand wash basin. Low level WC. UPVC Frosted Double Glazed Window to rear.

Bedroom 3

13' 9" x 8' 11" (4.19m x 2.72m) Built in wardrobe with hanging rail. UPVC Double Glazed window to front. Radiator.

Bedroom 4

12' 0" x 8' 5" (3.66m x 2.57m) UPVC Double glazed window to Front. Radiator. Fitted wardrobe.

Bedroom 5

8' 11" x 8' 7" (2.72m x 2.62m) UPVC Double Glazed Window to Side. Radiator. Fitted wardrobe.

Family Bathroom

Suite comprising Panelled spa bath with overhead shower attachment. Low Level WC. Pedestal Hand Wash Basin. Heated towel rail. LED Ceiling lighting. Wall mounted mirror with light. UPVC Frosted Double Glazed window.

Rear Garden

The rear gardens as expected are a very generous size with a host of different seating areas. flower and shrub boarders and of course lawns. From the Conservatory there is a large paved patio area with Pergola, ideal for a patio set or formal seating. From here there is a generous flower bed which leads to a wooden constructed covered seating area and shed with double opening doors. The rear of this is a "KETTER" style garden shed. To the rear of the gardens there are some raised wooden fruit and veg beds with seating enclosing a sunken flower boarder. The main are of the garden is laid to lawn running onto an additional Patio leading from the Living room and Dining Area.

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.

Outbuildings

10' 10" x 9' 9" (3.30m x 2.97m) A large wooden constructed building split into two areas. A large shed with double door to front and an open covered area ideal as a secluded seating area.

7' 3" x 7' 2" (2.21m x 2.18m)

"Ketter" style composite storage shed.

Private Front Garden

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

Tenure & Council Tax Band

Tenure: Freehold

Council Tax Band: G To be confirmed







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	