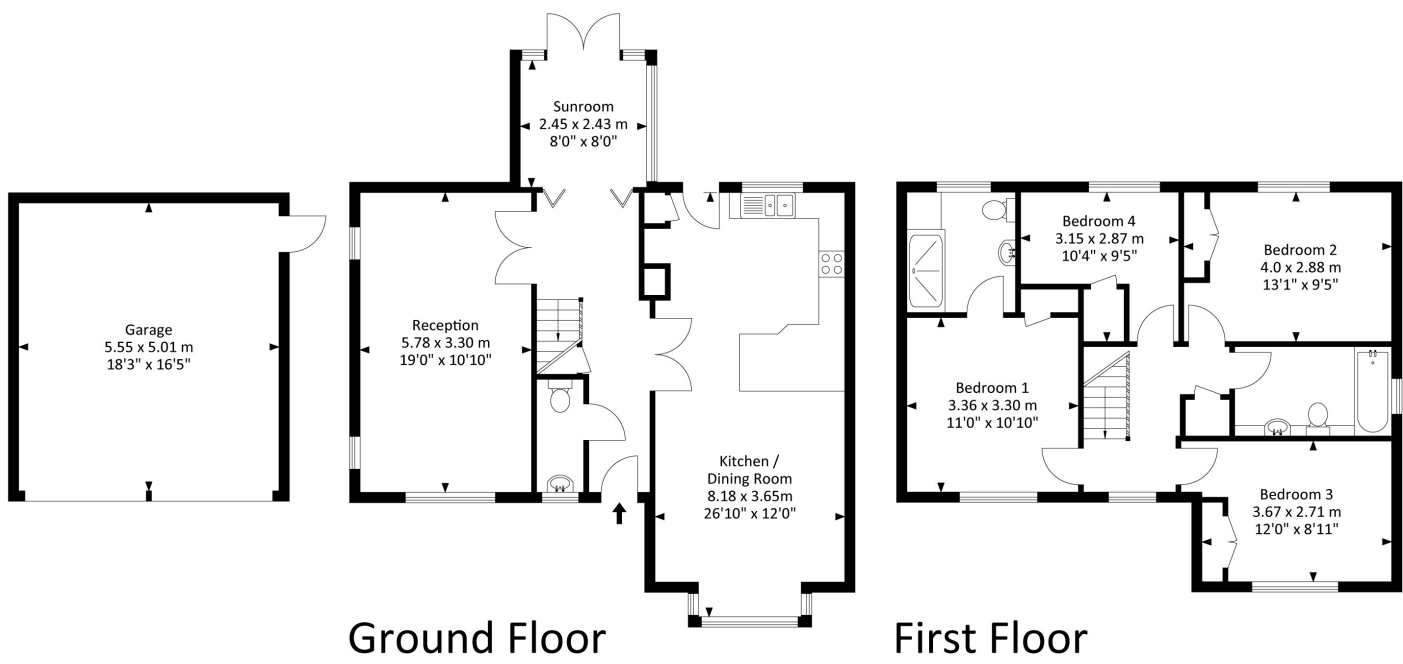




**19 Green Pastures Road,  
Nailsea**

Approx. Gross Internal Area  
1678.80 Sq.Ft - 156.0 Sq.M  
(Total area includes garage)



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+)                                       | A                       |           |
| (81-91)                                     | B                       |           |
| (69-80)                                     | C                       |           |
| (55-68)                                     | D                       |           |
| (39-54)                                     | E                       |           |
| (21-38)                                     | F                       |           |
| (1-20)                                      | G                       |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   | 67                      | 78        |
|   | 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 popular and well balanced 'Earlsford' design is rarely available as they are few in number, so be sure to view this delightful home sooner rather than later. Sitting in a landscaped corner plot garden, this well presented property is well placed for access to Nailsea, schools, transport links and charming open countryside. Bristol's City centre can also be accessed by a number a busses which run hourly from Nailsea and Wraxall. Conveniently, Backwell train Station is within 2 miles of the property giving access to, Bristol Temple Meads, Filton - Abbeywood and beyond to Bath and London/Paddington. Built by Bryant Homes, this superb design briefly comprises; Reception Hall, Cloakroom, Sitting Room, Garden Room and a Kitchen/Dining/Family Room along with four double Bedrooms, En Suite Shower Room and Family Bathroom. Outside, there are well designed Southerly aspect Gardens, Driveway and detached Double Garage.



ROOM DESCRIPTIONS

**Reception Hall**  
Entered via hardwood glazed door. Stairs rising to first floor accommodation with useful storage cupboard below. Radiator and laminate flooring. Door to Cloakroom and double doors to Sitting room, Kitchen/Dining Family Room and bi folding doors to Garden Room.

**Cloakroom**  
Fitted with a white suite comprising low level W.C and pedestal wash basin. Laminate flooring. UPVC double glazed window to front.

**Sitting Room**  
19' 0" x 10' 10" (5.79m x 3.30m)  
Feature 'Victoriana' style fireplace and hearth with inset coal effect gas fire. Two radiators. Multiple aspect with UPVC double glazed windows to front, rear and side.

**Kitchen/Dining/Family Room**  
26' 10" x 12' 0" (8.18m x 3.66m)  
Kitchen Area: Fitted with a range of wall and base units with work surfaces over. Inset one and a half bowl sink and drainer with tiling to splash backs. Peninsular island with feature lighting above separates the areas as well as providing additional preparation space with storage below. Built in eye level electric double oven, gas hob and extractor and fridge/freezer. Spaces for washing machine and tumble dryer. Wall mounted 'Vaillant' boiler. Vinyl flooring. UPVC double glazed window and door to rear.  
Dining & Family Area: A lovely space for the family to congregate. Radiator and feature walk in UPVC double glazed bay window to front.

**Garden Room**  
8' 0" x 8' 0" (2.44m x 2.44m)  
Tall UPVC double glazed windows to all sides with laminate flooring and French doors opening on to Rear Garden.

**Landing**  
Loft access and airing cupboard housing immersion tank. UPVC double glazed window to front aspect. Doors to all Bedrooms and family Bathroom.

**Principle Bedroom**  
11' 0" x 10' 10" (3.35m x 3.30m)  
Built in wardrobe and radiator. UPVC double glazed window to front. Door to En suite Shower Room.

**En Suite Shower Room**  
Tiled and fitted with a white suite comprising large walk in shower unit with thermostatically controlled 'rainfall' shower, plus a range of vanity units with inset basin and concealed cistern low level W.C. heated towel rail, tiled floor and extractor. Y+UPVC double glazed window to rear.

**Bedroom 2**  
13' 1" x 9' 5" (3.99m x 2.87m)  
Built in double wardrobe. Radiator. UPVC double glazed window to rear.

**Bedroom 3**  
12' 0" x 8' 11" (3.66m x 2.72m)  
Built in double wardrobe. Radiator. UPVC double glazed window to front.

**Bedroom 4**  
10' 4" x 9' 5" (3.15m x 2.87m)  
Built in wardrobe. Radiator. UPVC double glazed window to rear.

**Family Bathroom**  
Tiled and fitted with a white suite comprising; panelled bath with mixer tap and shower attachment and glazed screen, plus a range of vanity units with inset basin and concealed cistern low level W.C. Heated towel rail, shaver point and extractor. Vinyl flooring and UPVC double glazed window to side.

**Front Garden**  
Enclosed by low brick wall and natural hedging and laid to paved pathways and ornamental gravel. Double width Tarmac driveway to Garage.

**Detached Double Garage**  
Two up and over doors to front. Pedestrian door to rear. Power connected.

**Rear Garden**  
These fully enclosed and Southerly aspect gardens enjoy a good deal of privacy. Landscaped, the gardens comprise areas of lawn, patio, decking and ornamental gravel with well stocked shrub borders.

**Tenure & Council Tax Band**  
Tenure: Freehold  
Council Tax Band: F

