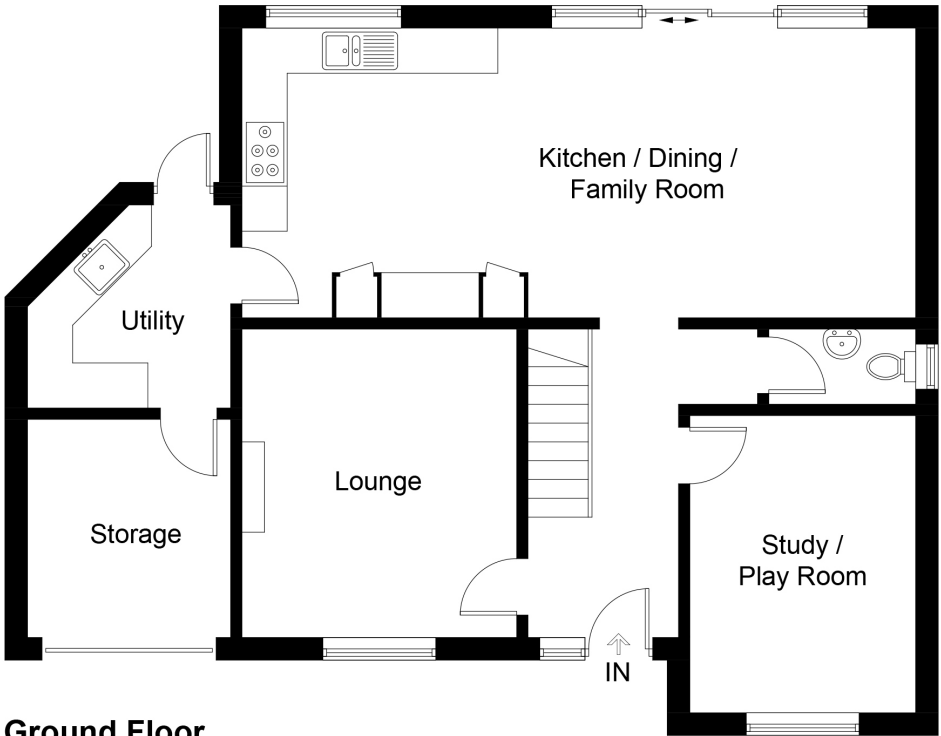


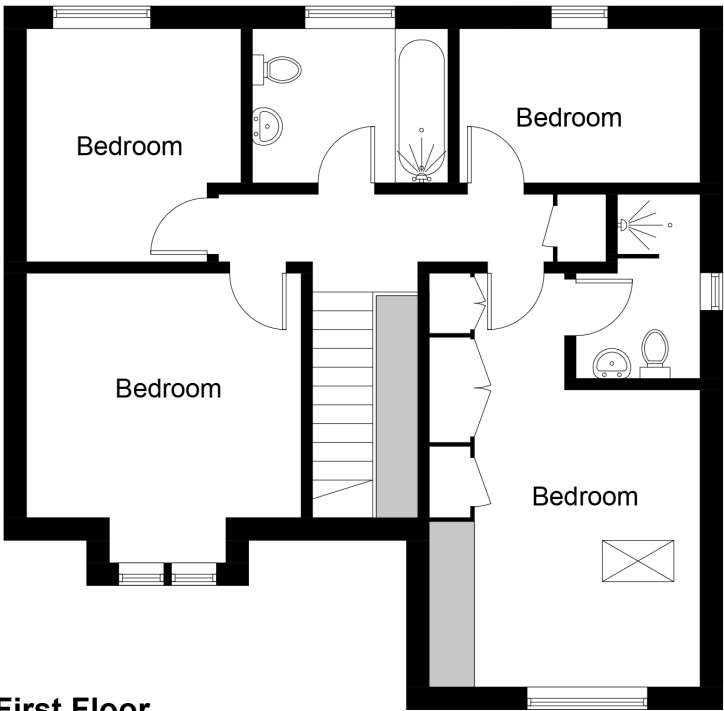


## 12 North Street

Approximate Gross Internal Area = 158.7 sq m / 1708 sq ft



Ground Floor



First Floor

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

For illustrative purposes only. Not to scale. ID1144140  
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.  
Floor Plan Produced by EPC Provision





We are thrilled to present this immaculately maintained four bedroom detached property, located in the sought-after West End of Nailsea with easy access to local schools and shops, public transport links and nearby countryside. With modern, stylish décor throughout, the home features a stunning open plan Kitchen/Dining/Family Room with Granite work surfaces, integrated appliances and underfloor heating, as well as beautifully designed bathrooms, which add to this homes appeal. Sympathetically extended and remodelled by the current occupier, the well balanced family home comprises; Reception Hall, Sitting Room, Study, Cloakroom, Stunning Open plan Kitchen/Dining/Family Room, Utility Room, Principle Suite with En Suite Shower Room, three Further Bedrooms and Family Bathroom. Outside, there are beautifully landscaped gardens, garage and driveway.



ROOM DESCRIPTIONS

**Reception Hall**  
Entered via composite glazed door with glazed panel to side. Oak staircase to first floor accommodation with illuminated storage cupboards below. Engineered oak flooring . radiator. Doors to Sitting Room, Study, Cloakroom and opening to fabulous Kitchen/Dining/Family Room.

**Cloakroom**  
Half panelled walls, fitted with a white suite comprising low level W.C. and mounted wash hand basin. Heated towel rail, tiled floor and extractor. UPVC double glazed window to side.

**Sitting Room**  
4.10m x 3.67m (13' 5" x 12' 0")  
Fireplace with Slate hearth and wood burning stove. Radiator. Engineered Oak flooring. UPVC double glazed window to front.

**Study**  
3.12m x 2.95m (10' 3" x 9' 8")  
Radiator. Engineered Oak flooring. UPVC double glazed window to front.

**Impressive Kitchen/Dining/Family Room**  
8.94m x 3.84m (29' 4" x 12' 7")  
This superb room is certainly the heart of the home. Fitted with a contemporary range of wall and base with Granite work surfaces and upstands over. Underhung one and a half bowl sink with mixer tap. Range cooker with extractor over. Integrated fridge/freezer and dishwasher. Freestanding island with Granite work top. Engineered Oak flooring and under floor heating. UPVC double glazed window and four door sliding patio doors to the rear. Door to Utility Room.

**Utility Room**  
2.69m x 2.69m (8' 10" x 8' 10") max  
Fitted with a range of wall and base units with solid wood block work surfaces and 'Belfast' sink. Spaces for washing machine and tumble dryer. Tiled floor with under floor heating. Composite glazed door to Rear Garden and door to Garage

**Landing**  
'Velux' skylight window to front. Airing cupboard. Doors to all Bedrooms and Family Bathroom.

**Principle Bedroom**  
3.93m x 3.02m (12' 11" x 9' 11")  
A range of built in wardrobes and cupboard housing 'Worcester' combi boiler. Radiator. UPVC double glazed window to front and 'Velux' skylight to side. Door to En Suite Shower Room.

**En Suite Shower Room**  
2.45m x 1.65m (8' 0" x 5' 5")  
Tiled shower unit with thermostatic rainfall shower, vanity unit with mounted basin and wall mounted taps and concealed cistern low level W.C. Heated towel rail, tiled floor and extractor. UPVC double glazed window to side.

**Bedroom 2**  
3.72m x 3.26m (12' 2" x 10' 8")

Two eaves storage cupboards. Radiator and UPVC double glazed window to front.

**Bedroom 3**  
3.12m x 2.89m (10' 3" x 9' 6")  
Built in storage cupboard. Radiator and UPVC double glazed window to rear.

**Bedroom 4**  
2.7m x 3.2m (8' 10" x 10' 6")  
Radiator and UPVC double glazed window to rear.

**Family Bathroom**  
Tiled and fitted with a white suite comprising; panelled bath with thermostatically controlled shower and glazed screen over, vanity unit with inset basin and concealed cistern low level W.C. Heated towel rail, vinyl flooring and UPVC double glazed window to rear.

**Garage/Store Room**  
Up and over door to the front and pedestrian door to the rear. Power connected.

**Front Garden**  
Enclosed by wall and natural hedging with wooden five bar gated entrance. Gravel driveway, lawn and paved pathway.

**Rear Garden**  
Enclosed by timber panel fencing and natural stone wall with gated access to the side. Attractively landscaped over three tiers with paved patio and lawn with Plum Slate walkways and well stocked borders. Outside tap and lighting.

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

