



48 Ash Hayes Road

Approximate Gross Internal Area = 172.9 sq m / 1861 sq ft
 (Including Garage)



Ground Floor

First Floor

For illustrative purposes only. Not to scale. ID799383
 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



This individual and spacious detached family home was designed by the current owners who have enjoyed living here since it was built in 1959. Located on one of Nailsea's premier roads and sitting on a glorious fifth of an acre plot, the traditionally styled property briefly comprises; Entrance Hall, Cloakroom, Kitchen, Utility Room, Dining Room, Sitting Room, Lounge and Conservatory to the ground floor, whilst upstairs there a 4 good sized Bedrooms and a Family Bathroom. Outside, the deep frontage shields the property from view and offers plenty of driveway parking with a lawn and floral beds. The outstanding rear Garden is private and beautifully maintained, offering level lawns, an abundance of mature, well stocked beds, a substantial vegetable plot and patio areas. EPC E.



ROOM DESCRIPTIONS

Entrance Porch

Entered via double glazed door with full height double glazed panel and window to side. Tiled floor. Glazed hardwood door to Entrance Hall.

Entrance Hall

Stairs rising to first floor accommodation with useful, spacious cupboard below. Sapele wood block flooring. Radiator. Doors to; Cloakroom, Kitchen, Dining Room and Sitting Room.

Cloakroom

Tiled to half height and fitted with a white suite comprising; wash hand basin and low level W.C. Radiator. Window to front.

Sitting Room

12' 10" x 10' 11" (3.91m x 3.33m)

Glorious dual aspect room with double glazed windows to front and side. Feature open fire place. Radiator. Sapele wood block flooring.

Dining Room

10' 11" x 10' 10" (3.33m x 3.30m)

Double glazed window to side. Sapele wood block flooring. Radiator. Opening to Lounge.

Lounge

16' 6" x 10' 7" (5.03m x 3.23m)

A beautiful room enjoying a delightful aspect over the rear Garden. A full height double glazed window, a double glazed walk in bay and double glazed patio doors comprises the whole rear of this pleasing room. Two radiators. Door to Conservatory.

Conservatory

11' 2" x 5' 8" (3.40m x 1.73m)

Of brick and UPVC double glazed construction with vinyl flooring.

Kitchen

10' 10" x 8' 11" (3.30m x 2.72m)

Utility Room

10' 8" x 3' (3.25m x 0.91m)

Landing

Open and spacious with double glazed window to side. Loft access to fully boarded loft with ladders. Airing cupboard housing immersion tank. Doors to all Bedrooms and Family Bathroom.

Principal Bedroom

17' x 10' 1" (5.18m x 3.07m)

Glorious dual aspect room with double glazed windows to front and rear. Two radiators.

Shower Area

Walk in shower cubicle with electric shower and window to front, plus a pedestal wash hand basin.

Bedroom 2

12' 11" x 10' 11" Max (3.94m x 3.33m Max)

Dual aspect room with double glazed windows to front and side. Range of built in wardrobes. Radiator.

Bedroom 3

10' 11" x 9' 9" (3.33m x 2.97m)

Dual aspect with double glazed windows to side and rear. Built in wardrobe. Radiator.

Bedroom 4

10' 1" x 7' 9" (3.07m x 2.36m)

Built in wardrobe. Radiator. Window to rear.

Family Bathroom

Tiled and fitted with a white suite comprising; panelled bath, pedestal wash hand basin and low level W.C. Heated towel rail. Eaves storage. Double glazed window to side.

Front Garden

Enclosed by timber panel fencing and natural hedging with a mature flower bordered lawn. Tarmac driveway leading to Garage and providing parking for several cars, including space for a motorhome.

Garage

Up and over door to the front. Pedestrian doors to the Rear Garden and Utility Room.

Rear Garden

This glorious garden is a testament to 61 years of love, nurture and dedication to maintaining the abundance of colourful flowers, mature plants and fruit trees, as well as the immaculate lawns and productive vegetable beds. Comprising of several areas to include; 3 separate paved patio areas, a sheltered seating arbour, an ornamental pond and childrens play area, this larger than average garden also enjoys a great deal of privacy. Garden structures include; Timber shed, concrete shed, composting crates and greenhouse. Outside tap and lighting. Gated access to the front.

Floor Plan

Tenure and Council Tax Band

Tenure Freehold

Council Tax Band E

