

£699,950  
Freehold



HUNTER  
LEAHY  
YOUR PROPERTY EXPERTS





### Features

- Double Garage with Utility Area
- Executive Detached Bungalow
- 3 Double Bedrooms, En Suite Shower Room, Family Bathroom & Separate W.C
- Kitchen with Integral Appliances
- Glorious South Facing Rear Gardens
- Dual Aspect Sitting Room with Feature Log Burner
- Large Reception Hall
- Bright & Spacious Throughout

### Summary of Property

Located at the end of its own private lane stands this impressive detached property. Built in the mid 1980's and set in spacious gardens ,this property must be viewed to be fully appreciated. The layout would suite a family or those seeking single story accommodation and could easily adapted for wheelchair users. The well proportioned rooms comprise as follows. Entrance Hall leading to an Inner Hallway. Living room with patio doors leading out to the rear gardens. Dining Room. Generous Kitchen Breakfast Room. The Master Bedroom boasts an En-suite Shower Room. There are two further bedrooms and a family Bathroom, The Family Bathroom could convert to a second En-Suite, leaving the Cloakroom for guest use. Outside there is plenty of car parking which leads to the Double Garage benefitting from an Electric Door. The beautiful, spacious southerly facing rear gardens are enclosed and are mainly laid to lawns with flower and shrub borders.

# Room Descriptions

## Entrance Hall

Entered via composite door with 2 matching glazed side glazed panels. Doors to Kitchen, Living Room, Dining Room, Family Bathroom, W.C, Airing Cupboard and all Bedrooms. Loft access with ladders.

## Kitchen

14' 9" x 10' 11" (4.50m x 3.33m)

Fitted with a range of wall, base and larder units with square edge roll over work surfaces over. Ceramic sink and drainer with mixer tap and tiled splashbacks. Built in electric double oven and induction hob with extractor over. Integral full height fridge, freezer and dishwasher. Full height built in larder unit. Kardean flooring and radiator. 2 UPVC double glazed windows to front and side. Door to Garage.

## Living Room

21' 0" x 13' 11" (6.40m x 4.24m)

A glorious and spacious dual aspect room with feature log burner with tiled hearth. 2 radiators and 2 French Doors to rear and side with matching full height UPVC side panels. Opening to Dining Room.

## Dining Room

15' 5" x 12' 1" (4.70m x 3.68m)

French Doors to rear with full height matching glaze panel. Radiator and door to Hallway.

## Bedroom 1

12' 2" x 11' 4" (3.71m x 3.45m)

UPVC double glazed window to rear. Radiator and door to En Suite Shower Room

## En Suite Shower Room

Tiled and fitted with a white suite comprising; shower quadrant with thermostatic shower, hand wash basin on chrome washstand and low level W.C. Radiator and vinyl flooring. UPVC double glazed window to rear with matching frosted glazed panel.

## Bedroom 2

12' 1" x 10' 8" (3.68m x 3.25m)

UPVC double glazed window to rear. Radiator.

## Bedroom 3

11' 4" x 7' 10" (3.45m x 2.39m)

UPVC double glazed window to front. Radiator.

## Family Bathroom

Tiled and fitted with a white suite comprising; panel bath with mixer tap, separate shower quadrant with thermostatic shower, hand wash basin on chrome washstand and low level W.C. Radiator. UPVC double glazed window to front with matching side glazed panel. Vinyl flooring.

## Rear Garden

The rear gardens are split into two main areas. A pedestrian gate gives access to a large covered area providing useful storage for bins, water but and even an undercover drying area. This then leads past the Greenhouse, with power connected, and raised flower beds / Vegetable plots to the main secluded gardens. Enclosed by lap fencing this area of garden is mainly laid to lawn and is of a very generous size. To the rear of the garden is a fenced off area which provides additional flower and shrub borders. Outside tap and side access.

## Front Garden

Closed by timber panel fencing and low brick wall, this large, welcoming ornamental gravel driveway provides parking for multiple vehicles. Feature centre bed with trees and a range of shrubs and flower beds. 2 further water butts.

## Double Garage

Electric up and over door to front. UPVC double glazed door to rear. Utility section with a range of base units with roll over work surfaces over. Space and plumbing for washing machine and dryer. Space for upright fridge and freezer. Light and power connected.

## Tenure & Council Tax Band

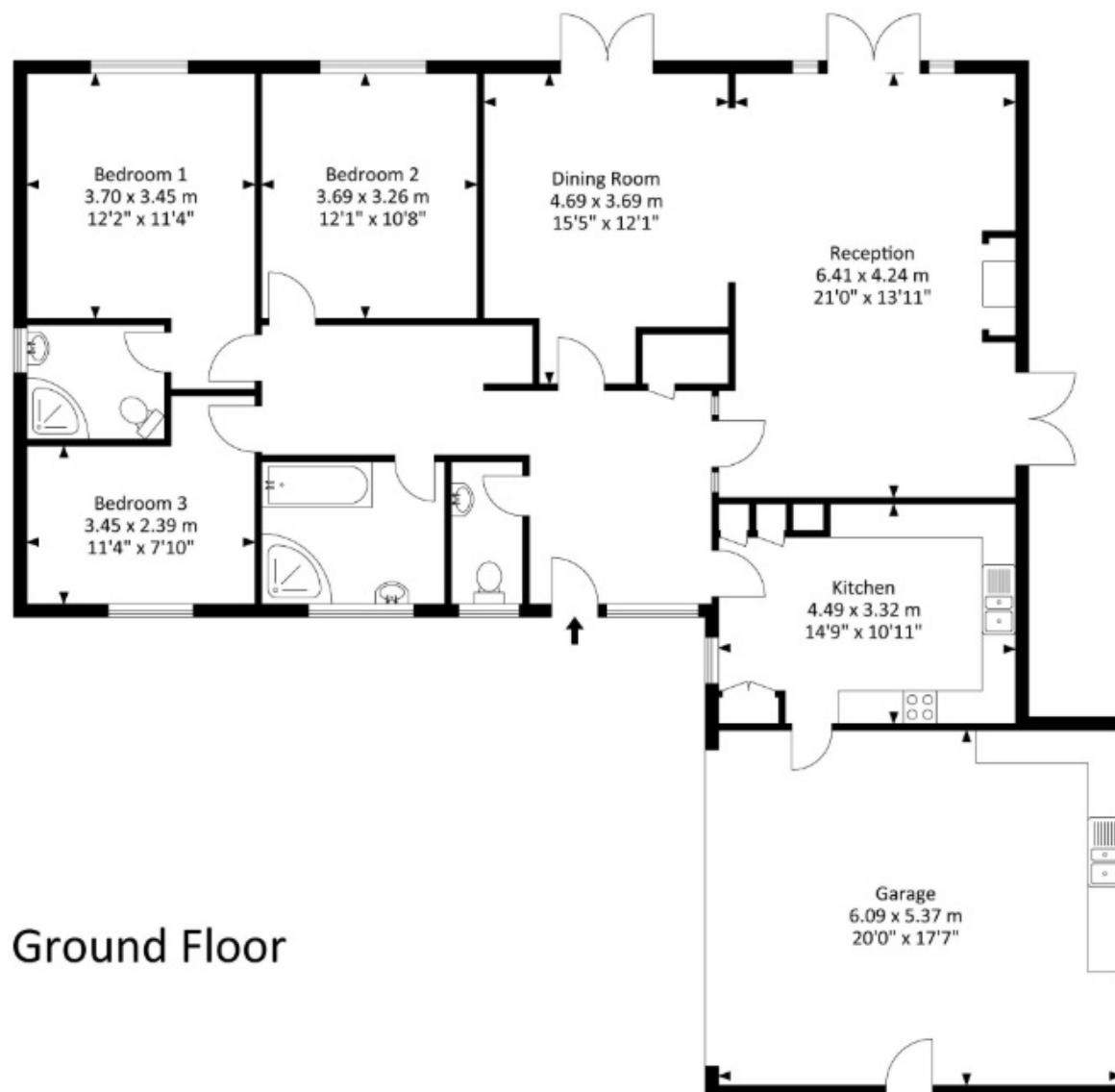
Tenure: Freehold

Council Tax Band: E



## 19a Chapel Barton, Nailsea

Approx. Gross Internal Area  
1729.8 Sq.Ft - 160.7 Sq.M  
(Total area includes garage)



Ground Floor

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.