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104 High Street
Nailsea
Near Bristol
BS48 1AH

Price Guide £475,000

Nailsea



- Refurbished Home
- Four Bedrooms
- Three Receptions
- Kitchen/breakfast Room
- Single Garage & Parking
- Front & Rear Gardens
- Individual Home
- No Onward Selling Chain

A four bedroom detached house set back from the road in a non estate position currently refurbished and set within the older part of Nailsea, which still retains a village feel with a post office, pub and shop all close to hand. The updated accommodation comprises in brief of an entrance hall, 20 foot lounge, family room, dining room, kitchen/breakfast room and cloakroom. To the first floor there are four bedrooms with an en-suite shower room to the master bedroom and a family bathroom. Benefiting from a modern fitted kitchen and bathrooms along with gas central heating and double glazing. To the outside there is a single garage with parking and gardens to the front and rear.

ENTRANCE VIA

Obscure glazed door into:

ENTRANCE HALL

Coving to ceiling, stairs to galleried first floor landing with under stairs storage cupboard, door to:

LOUNGE

6.10m(20'0") x 3.94m(12'11")

Circular window to side, PVCu double glazed window to front, two PVCu double glazed windows to rear, open fire with feature stone surround, telephone point, TV point, coving to ceiling, PVCu double glazed patio double doors to garden, single & double radiators, oak flooring.



FAMILY ROOM

2.92m(9'7") x 4.17m(13'8")

PVCu double glazed window to front, circular window to side, double radiator, coving to ceiling, oak flooring, double French doors & separate archway through to:



DINING AREA

3.02m(9'11") x 4.14m(13'7")

PVCu double glazed window to side, double glazed door giving access to side garden, further door to storage cupboard, tiled flooring and open plan to Kitchen/Breakfast room.

CLOAKROOM

Fitted with a low level w/c and pedestal wash hand basin, single radiator, tiled flooring, coving to ceiling.

KITCHEN/BREAKFAST ROOM

2.03m(6'8") x 6.25m(20'6")

Recently installed new kitchen comprising of fitted wall and base units with roll top work surfaces over, also incorporating integrated appliances consisting fridge, freezer, dishwasher as well as stainless steel oven with gas hob and fitted stainless steel extractor hood over, stainless steel sink and drainer unit with mixer taps over, double glazed window to side, further double glazed windows to rear, double glazed door giving access to rear garden, double radiator, tiled flooring.



FIRST FLOOR

LANDING

Radiator, coving to ceiling, access to loft and doors to:

BEDROOM 1

3.30m(10'10") x 3.94m(12'11")

PVCu double glazed window to side, double glazed window to front, double radiator, coving to ceilings and door to:

EN-SUITE SHOWER ROOM

Corner tiled shower cubicle with stainless steel shower over, pedestal wash hand basin with tiled splash back, low level w/c, extractor fan, obscure glazed window to front, radiator, vinyl flooring, coving to ceilings.

BEDROOM 2

2.95m(9'8") x 3.96m(13'0")

PVCu double glazed window to side, double glazed window to front, radiator.

BEDROOM 3

3.20m(10'6") x 3.00m(9'10")

PVCu double glazed window to side, double radiator.

BEDROOM 4

3.94m(12'11") x 2.69m(8'10")

PVCu double glazed window to side, radiator.

BATHROOM

Refitted four piece suite comprising, panelled bath with tiling to surrounds, low level w/c, pedestal wash hand basin with tiled surrounds, corner shower cubicle with tiled surrounds and stainless steel shower over, extractor fan, vinyl flooring, obscure double glazed windows to rear.

OUTSIDE

Tarmac driveway to front giving ample parking for three or more vehicles and giving access to garage at the side of the property. Proportionate sized rear gardens which will be turfed, side access path to rear of the garage. Enclosed by part panelled fencing.

FLOOR PLAN - GROUND FLOOR

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate. DO NOT SCALE.

**FLOOR PLAN -
GROUND FLOOR**

FLOOR PLAN - FIRST FLOOR

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**FLOOR PLAN - FIRST
FLOOR**

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