



A superb 4 bedroom detached family home in a quiet cul de sac position in the sought after Trendlewood area of Nailsea.



**HENSONS**

PEOPLE & PROPERTY



## 7 Glastonbury Close, Nailsea, North Somerset BS48 2SP

### Offers in the region of £549,950 - Freehold

We are very pleased to offer this extremely comfortable 4 bedroom, 3 reception room, 2 bathroom family house that has been extensively updated in recent years to create a well appointed home with contemporary features, attractive living space and a garden of good size in the sought after Trendlewood area.

The improvements have significantly enhanced this already well designed property that stands at the head of a quiet cul de sac, perfectly safe for children and ideal given that the house falls into the catchment of the highly regarded Golden Valley Primary School (OFSTED outstanding) and within easy reach of picturesque protected greenbelt open countryside.

The town centre is also within easy reach via Festival Way which is an attractive footpath and Sustrans cycleway, while closer still there is a very good independent supermarket and Esso station on the Nailsea Wraxall border.

The position while quiet is good for the commuter with the main line railway station within walking distance. Nailsea offers regular public transport services, two junctions of the M5 are within 6 miles and Bristol is just 8 miles distant.





**The House:** The property presents very well with attractive décor and clever use of colour. The fixtures and fittings are contemporary and include updated bathrooms and a cloakroom together with a new fully fitted kitchen area that opens to a spacious and light dining area.

The traditional reception hall has a staircase rising to the first floor with storage beneath. All main ground floor rooms area arranged off the hall and the clerestory screen throws light from the kitchen diner to give an airy feel. The cloakroom is well appointed and a large study or playroom (or ground floor double bedroom) is also set off the hall. The playroom opens in turn to a very useful utility room with ample appliance space and washing machine plumbing.

The living room is very well proportioned and particularly attractive with an open fireplace (a wood burner is a possibility), and wide French doors opening to the landscaped patio and rear garden.

The dining area is a very appealing room that is open to the kitchen with space for an island if required. The overall space enjoys a double aspect with an outlook down the close to the front and from the kitchen area to the rear garden. The kitchen is very well equipped having been thoughtfully redesigned and fitted with a good range of wall and floor cupboards, a suite of integrated appliances including a wine cooler and space for a range cooker.

In addition, a door opens to the private paved space at the side of the house with storage facilities.





The landing on the first floor leads to the family bathroom and 4 comfortable bedrooms. In addition, there is loft access and a built in airing cupboard.

The design of this house does not include a box room, all of the bedrooms are of a relaxed size and the principal bedroom includes a shower room ensuite that has been most recently updated with fitted cabinets, a new shower enclosure and complementary geometric tiling.

### Outside:

The house stands in a slightly elevated position that allows views down the close and as far as the distant hillsides of Farleigh and Barrow Gurney particularly from upstairs.

A double drive provides parking at the front with the drive flanked by a series of shrubs and a gravelled area for easy maintenance.

A gate at the side opens to a generous paved area with storage space at the side of the house and the paving continues to the landscaped patio area that extends across the back of the house. The lawn leads away from the house and is a lovely size with more than enough space for a trampoline etc. At the bottom of the garden the boundary is defined by a local stone wall and beyond that an established evergreen hedge ensures great privacy. A storage shed occupies the space on the opposite side of the house.

### Services & Outgoings:

All main services are connected. Telephone connection. Gas fired central heating through radiators. Full double glazing. High speed ADSL and superfast broadband are available with download speeds up to 500mb or better via cable. Cable TV services are also available in the close. Council Tax Band E.

### Energy Performance Certificate:

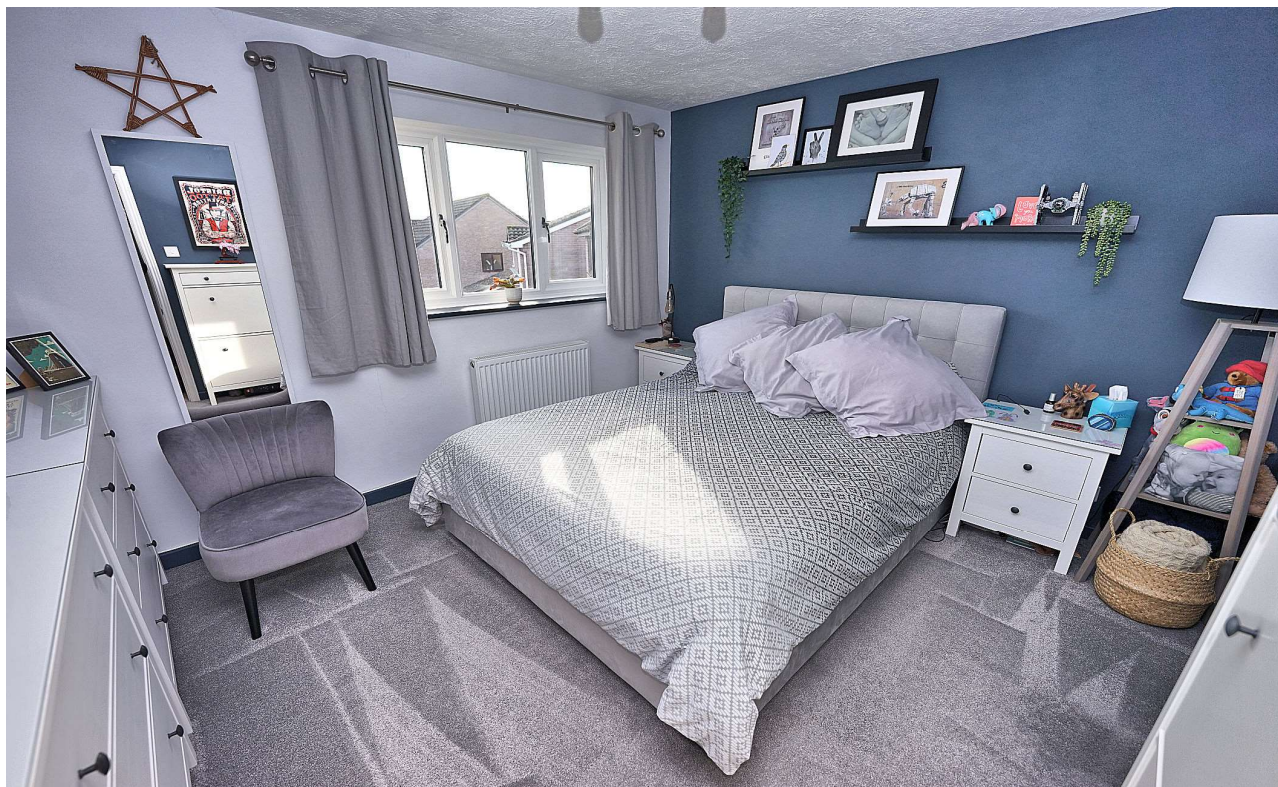
The house is rated at a very good C-73 for energy efficiency. The full certificate is available on request by email.

### Our London Property Exhibitions:

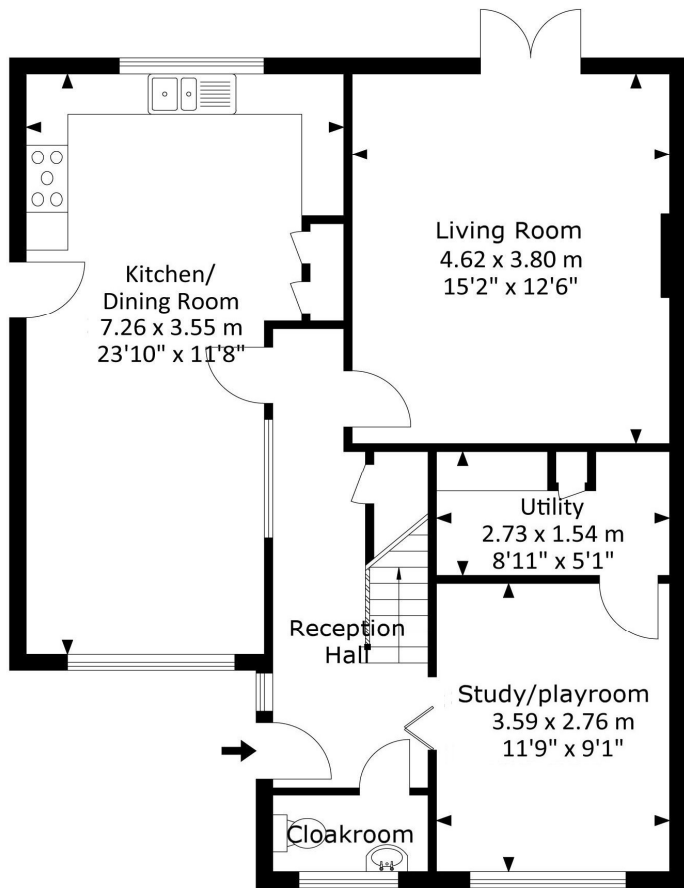
See this property featured at our next London property exhibition.

### VIEWING:

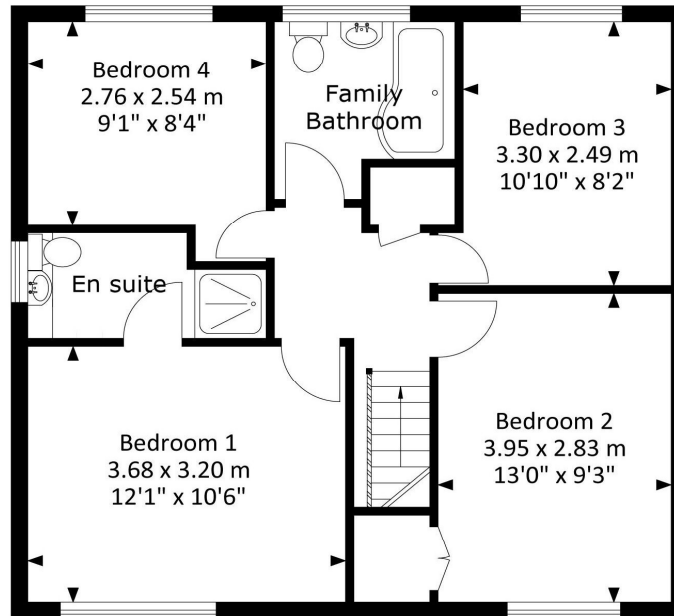
Only by appointment with the Sole Agents: Hensons - Telephone 01275 810030







Ground Floor



First Floor



## Photographs:

See more pictures on our website at [www.hbe.co.uk](http://www.hbe.co.uk)

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