



A stunning fully refurbished  
3 bedroom detached bungalow  
in central Nailsea





## 10 Clevedon Road, Nailsea, North Somerset BS48 1EA

£499,950 - Freehold

A truly outstanding double fronted 3 bedroom detached bungalow that has been fully renovated throughout with exceptional flair and attention to detail. The property offers spacious accommodation comprising of a well equipped kitchen diner, double aspect living room, 3 double bedrooms, the master having an en suite shower room and a high quality family bathroom. The bungalow benefits from driveway parking for 5 cars and a level garden with lovely hillside views.

The location of the bungalow within Nailsea is superb and will be a tremendous attraction, situated just a very short walk away from the pedestrianised Crown Glass Shopping Centre, bus stops and also close to Tesco and Waitrose supermarkets. Nailsea has good road and public transport connections to other major centres in the area including the City of Bristol which is just 8 miles away and a mainline railway station which is located in the neighbouring village of Backwell.

A recessed porch shelters the half glazed front door with glazed side screen leading to the superb reception hall that is one of the particular features of this property. There is a hatch allowing access to the ample loft and doors leading to all main rooms.

The double aspect living room is an excellent reception room being a lovely square shape with a bay window to the front aspect. The fireplace is concealed but could be opened up for a wood burner if required.

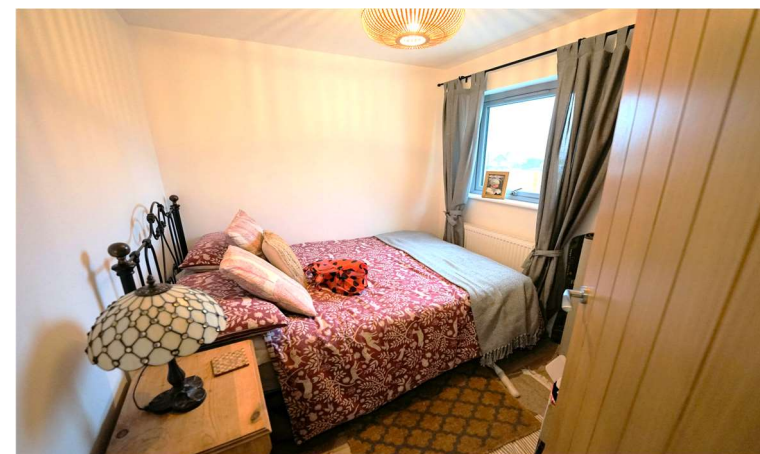




The particularly spacious kitchen diner has been updated to create a superb room comprising of a comprehensive array of wall and floor cupboards including a large and always sought after larder cupboard. Also included in the kitchen is an electric induction hob with feature extractor above, two eye level electric ovens, integrated dishwasher, integrated washer/drier, space for a tall fridge freezer and sink with mixer tap. There is a feature tall radiator and French doors lead to the patio in the rear garden. A further window gives a view to the garden at the side.

The main bathroom offers clean and contemporary lines and consists of a classic white suite. There is a bath with thermostatically controlled shower over and glass shower screen, large sink with vanity drawers beneath, w.c., vertical heated chrome towel radiator and a window to the side aspect.

All three bedrooms are superb double rooms. The master bedroom is simply gorgeous with a wide bay window to the front and a door leading to the en suite bathroom with large walk in shower enclosure with thermostatically controlled shower, w.c., hand wash basin with vanity cupboard beneath and tall heated towel radiator. A window from the en suite opens to the side aspect. Bedroom two is a lovely dual aspect room and the third bedroom has an aspect over the rear garden.







### Outside:

The driveway at the front is approached via a short private road serving this bungalow and the property next door. Surprisingly the bungalow is incredibly well screened from the road at the front with an established hedge and shrubs offering a good deal of privacy.

The new tarmac driveway spans the full width of the front of the property and provides level parking for 5 vehicles with a gate leading to the garden beyond.

To the side of the property is a timber shed with a path leading to the garden at the rear which is mainly laid to lawn and has a superb riven paved patio.

The garden is fully enclosed by pretty timber fencing with trellis detail above. A raised bed framed by timber sleepers creates a lovely planting area and there are already some established small trees and shrubs. The garden is very private with lovely hillside views of Wraxall in the distance.



### 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 1Gb or better via cable. Cable TV services are also available.

Council Tax Band D.

### Energy Performance:

The existing Energy Performance Certificate dates from before the refurbishment when the property had a 45 year old boiler and no insulation so while still valid the E rating is irrelevant since a new assessment would doubtless show a marked improvement. You are welcome to commission your own assessment if you wish.

**Viewing:** By appointment with the sole agents **HENSONS** Telephone: 01275 810030

