



A very spacious 4 bedroom family home with an en suite and family bathroom, a south facing private garden, a drive and a garage in a sought after residential area of Nailsea.



## 10 Kingston Road, Nailsea, North Somerset BS48 4RD

£465,000 - Freehold

A substantial 4 bedroom, 2 bathroom family home offering well designed and skilfully extended accommodation that amounts to over 1,300sq.ft (121sq.m) in a superb quiet setting with a private south facing garden and so many attractive features including an open plan kitchen diner family room, a large study – playroom and an attractive living room.

The house stands away from any traffic at the head of this favoured cul de sac with a drive and garage and the advantage of an area of parkland to the side adding to the privacy of the position. Kingston Road is deservedly favoured and the fact that so many of the houses here have been extended is indicative of how popular the close is given that people have chosen to enlarge their homes rather than move. There are local amenities available nearby off Hannah Moor Road and Old Church Road, while the town centre which offers a good range of amenities including a pedestrianised shopping centre, is well under a mile away.



Hannah More Infant School and the adjacent Grove Junior School are a short walk away and Nailsea School is closer to the town centre.

### **The Accommodation:**

The welcoming entrance hall leads to the cloakroom – WC and doors on either side of the hall lead to the reception rooms.

Both the generous study – playroom and the attractive living room enjoy a peaceful outlook to the front and each has a light, airy feel.



The fabulous open plan kitchen – diner – and family room spans the full width of the house and overlooks the rear garden. The kitchen area is beautifully fitted with an excellent range of wall and floor cupboards in a contemporary Shaker style with extensive hardwood work surfaces that includes a wide peninsular breakfast bar, space is available for a washing machine and dishwasher, an American style fridge freezer and a range cooker with a fitted chimney hood above.

There is plenty of room for a dining table and sitting to enjoy the outlook to the garden via a loggia that really draws the living space outside and shelters the patio area.

On the first floor, the landing leads to a family bathroom that has been updated in recent years and to the four bedrooms that are all very comfortably proportioned.

The spacious principal bedroom is a particular feature having a broad window allowing a far reaching outlook across the town to the front as far as Cadbury Camp and Tickenham Hill in the distance and the ensuite shower room is well appointed.



**Outside:** The garden at the front is laid to lawn bounded by a low wall and a series of shrubs that add to the privacy of the setting.

A gate at the side opens the paved patio area that extends across the back of the house to the loggia that shelters the wider section of the patio and creates a lovely space for outdoor dining or lounging.

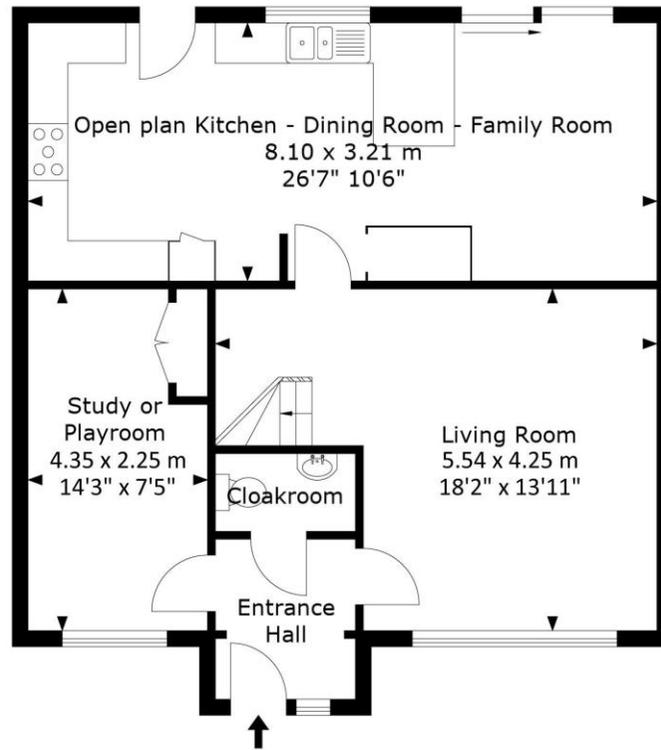
The virtually due south facing rear garden is laid mainly to level lawn with shaped borders, timber panel fencing and established hedging. A garden shed is set away to one side.

The house has the advantage of a garage with metal up and over door and a drive to the front.

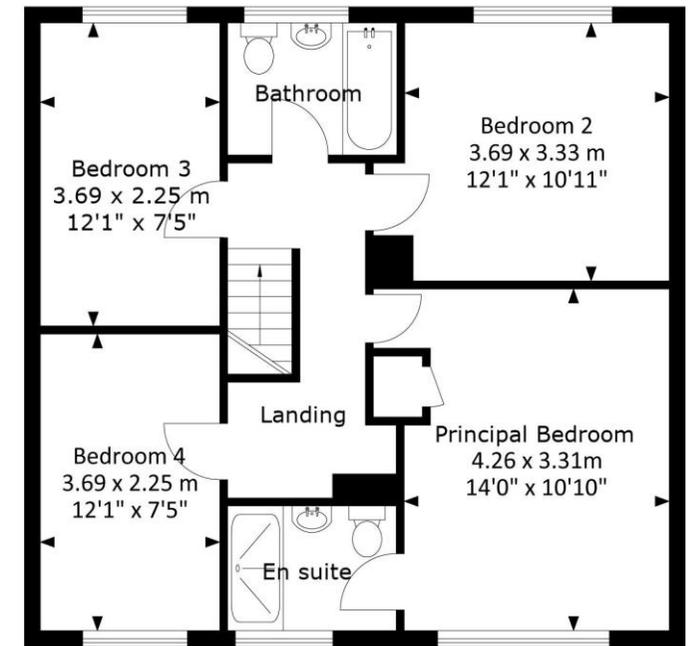
**Energy Performance:** The EPC rating for the house is a good C-77, significantly better than the average for properties in England and Wales.

**Services and Outgoings:** All mains services are connected. Telephone and broadband connections are available including superfast broadband with download speeds of up to 1Gb. Gas central heating through radiators. uPVC double glazed windows. Council Tax Band C – extended properties may be reassessed.

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



Ground Floor



First Floor

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