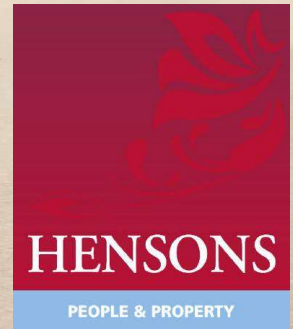




A beautifully presented energy-efficient high specification almost new 3 bedroom, 2 bathroom home at Netherton Grange, Nailsea.



6 Willow Tree Fields, Netherton Grange, Nailsea, North Somerset BS48 4PS

Offers in excess of £389,950 - Freehold

An outstanding 3 bedroom, 2 bathroom home that is very energy efficient and is offered with the balance of a 10 year NHBC Guarantee. The property presents beautifully, in better than new condition and enjoys a superb position in the prime setting in this sought after development with a private south facing garden, a long drive, a large garage to the side and the advantage of a more open outlook to the front towards an area of parkland.

Typically, the first houses that are occupied in any new development stand in some of the very best positions and this house is no exception with a feeling of space around the property, an attractive approach and a secluded sunny garden. Furthermore, because of the elevated setting the house offers an outlook across the vale to the rear towards the hillsides of Backwell and Cleeve away in the distance.

The impressive exterior of the house invites you in and the interior certainly doesn't disappoint with very comfortable accommodation that flows well from the welcoming entrance hall that opens to an attractive living room which is arranged to overlook the area of parkland at the front, a very appealing feature of this part of Willow Tree Fields.

The full width kitchen diner is well appointed, and the owners chose various upgrades to the already good specification to further enhance the property. The kitchen includes a full suite of integrated appliances, while there is additional built in storage space with a walk in storage cupboard set away to one side.



The contemporary style kitchen diner is very light and airy with a window and French doors opening to the sunny private patio and rear garden that really adds to the feeling of space.

A utility room – cloakroom WC is also arranged on the ground floor with fitted storage cupboards, further work surface and space for an integrated washing machine.

The staircase rises from the hall to a spacious landing with a further staircase continuing to the second floor. The first floor family bathroom is again well appointed, and the bedrooms are excellent with a large single bedroom and a superb double room that has a walk-in wardrobe storage cupboard, a recess that is perfect for free standing wardrobes and a far reaching outlook to the rear.



The second floor is entirely occupied by the fabulous principal bedroom suite with the bedroom having a feature high vaulted ceiling. Bespoke fitted wardrobes with sliding mirror doors that add depth to the already very spacious layout. There is a dormer window allowing an outlook to the front and a Velux window that bathes the room in natural light. Equally, the en suite shower room is light and airy too.

Outside:

An easily managed garden adjoins the front of the house with a paved path to the front door and a long drive at the side that provides good parking for two cars and leads to the **Large Garage** 23'3 x 10' (7.9m x 3.5m) internally with an up and over door, lighting, power, overhead storage and a personnel door to the garden.

A gate opens to the drive with steps up to the patio and access to the garden that is fully enclosed partly by the side wall of the garage and partly by timber panel fencing that offers a high degree of privacy while allowing a sunny southerly outlook.

Energy Performance: There is an excellent EPC rating for the house of B-85, significantly better than the average for properties in England and Wales. The full Energy Performance Certificate is available on request from info@hbe.co.uk

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



The Town: A good range of amenities are available including cafes and restaurants, large Tesco and Waitrose supermarkets, Doctors and Dental surgeries, a pedestrianised shopping centre with nationally known and smaller independent retailers, a bank and professional offices.

There is high employment, and the schools are good with Hannah More and The Grove Schools close by and both Nailsea School and Backwell schools within walking distance.

Though well placed for the commuter at only 8 miles from Bristol with a mainline railway station and with Junctions 19 and 20 of the M5 less than 6 miles away, Nailsea is surrounded by pretty North Somerset countryside, with easy access to other major centres in the area and access to the Sustrans national cycle network with a good route to Bristol and other destinations.

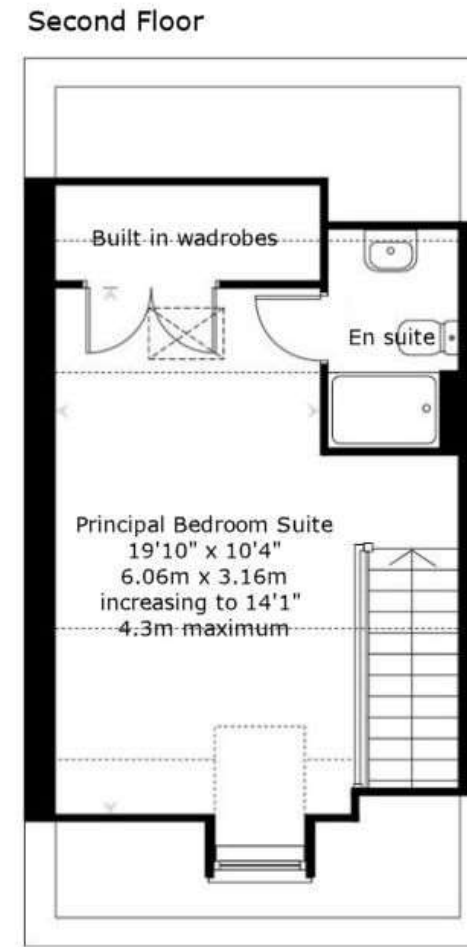
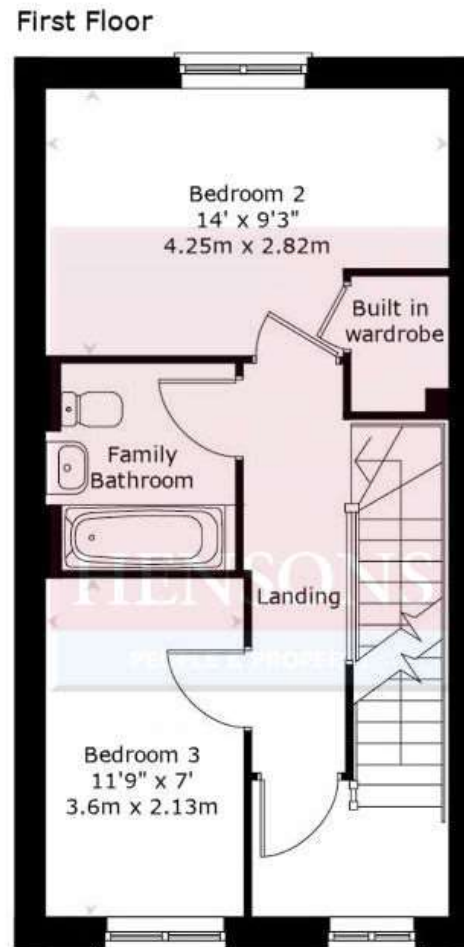
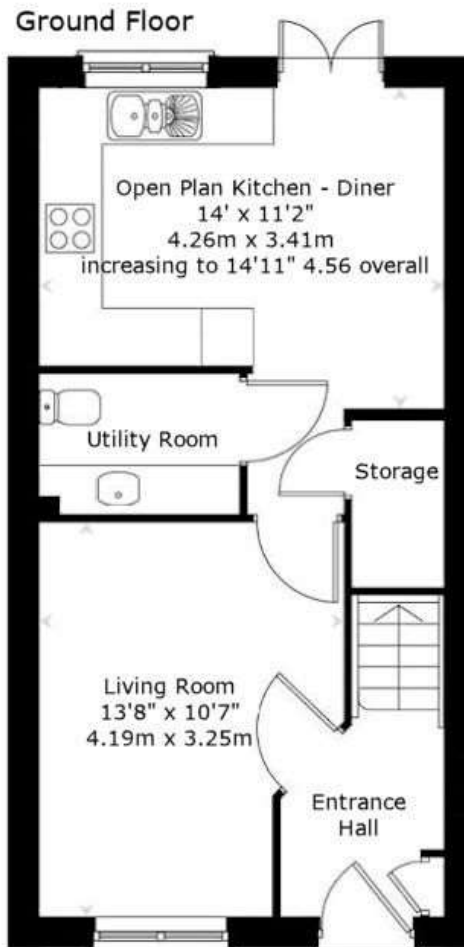
Services & Outgoings: Mains water, gas, electricity and drainage are connected. Gas central heating through radiators with a high-efficiency boiler. Telephone and broadband connections are available. Full double glazing and high insulation standards. The Council Tax Band is C

Photographs:

See more photographs on our website at www.hbe.co.uk

Our London Property Exhibitions: See this property featured at our next Westcountry Property Exhibition in London. Tel. 01275 810030 for details.





The agent has not tested any apparatus, equipment, fixtures, fittings or services and therefore cannot verify that they are in working order or even connected. A buyer is advised to obtain verification from their solicitor or surveyor. The particulars are provided subject to contract and include floor plans that can only give a general indication of the layout of the property. Ariel photographs are for identification purposes and general guidance only and do not accurately depict boundaries, accuracy is not guaranteed and should not be relied on for any purpose. All measurements are approximate and may be rounded up or down when converted between imperial measurements and metric measurements. All fixtures and fittings are excluded from the sale unless separately included within the 'fixtures and fittings' list that will be provided by the sellers' conveyancer's or solicitors as a sale proceeds. Any reference to planning consent and land areas are only opinion or estimate or, where mentioned based on information provided by the sellers. Where potential for development, improvement or extension is mentioned, no guarantee of a favourable planning consent is given and no detailed exploration of supposed potential has been undertaken unless otherwise expressly stated as having been carried out by Hensons rather than the seller or their architect or town and country planning advisors. For further information about planning consent requirements and possibilities, we recommend that an appointment is arranged to meet with our fully qualified planning consultant (there may be a charge for that service). These draft particulars do not form part of any contract and no warranty is given neither do they form part of any offer made by the agents or the seller. © Hensons