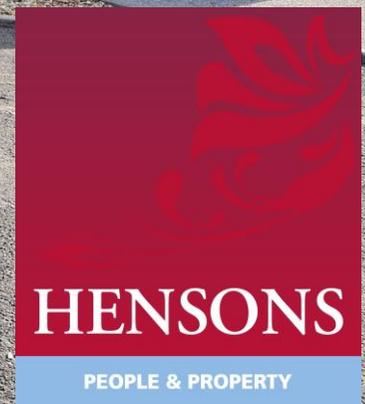




A 4 bedroom family home with an open plan kitchen diner overlooking the rear garden, an outstanding conservatory and an established setting in the Nailsea Park – Trendlewood area of Nailsea, close to parks, schools and good amenities. Available without an onward chain delay.



21 Beech Drive, Nailsea, North Somerset BS48 1QA

Offers in the region of £474,950 - Freehold

A very deceptive 4 bedroom detached family house found in the Nailsea Park - Trendlewood area, ideally placed within easy reach of all amenities, parkland and the excellent local schools with Golden Valley School, now an academy but previously OFSTED Outstanding, less than a 5 minute walk away. The house offers well laid out accommodation with a reception hall and cloakroom, a well proportioned living room, an attractive light and spacious open plan kitchen diner and a superb conservatory leading to the patio and rear gardens. Above there are 4 comfortable bedrooms and a family bathroom, while a drive and garage are arranged to the front.

This clearly much loved family home is being sold for the first time since 2003 and over the last twenty one years the property has been carefully maintained. In more recent times, the house has been updated and improved with works having included uPVC double-glazed replacement windows, a new high efficiency central heating boiler, a refurbished bathroom and the addition of a large conservatory that really draws the living space into the private rear garden and adds flexibility and great space.

The accommodation is well designed and of good size and the appeal of the property is enhanced by the south facing rear garden. The house is approached from the head of the cul de sac via a level drive that is flanked by areas of gravel allowing parking for two cars. The drive leads to the integral garage with lighting, power and a personnel door to the hall.



The path continues to the front door and beyond through a gate to the rear garden which is fully enclosed with well kept mostly new timber panel fencing. An L shaped patio adjoins the conservatory and back of the house and a level lawn is set beyond with a sunny southerly aspect.

The Town:

Still known affectionately by many as 'the village', Nailsea is the smallest of the four North Somerset towns but the most conveniently placed for Bristol at just 8 miles from the city.

A good range of amenities are available including large Tesco and Waitrose supermarkets.

There are Doctors and Dental surgeries, a pedestrianised shopping centre with nationally known and smaller independent retailers, and professional offices. There are two health centres, dental practises, a leisure centre with a gym, cafes, pubs and restaurants including the excellent White Truffle restaurant. In addition to the conventional retail shops there is a well supported monthly farmers market and periodic food festivals too.

Though well placed for the commuter, Nailsea is surrounded by pretty North Somerset countryside but 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. Junctions 19 and 20 of the M5 are less than 6 miles giving easy access to the country's motorway network and a main line rail connection is available at Nailsea and Backwell Station which is within walking distance with direct trains to Bristol, Filton-Abbeywood, Bath and London- Paddington.



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 in the close. Council Tax Band E

Photographs:

See more images on our web site at www.hbe.co.uk

Construction:

The house is traditionally constructed and therefore fully mortgageable if you require a mortgage or an equity release arrangement.





Mortgages & Finance:

There is a bewildering array of funding options for this bungalow and an even more bewildering choice of Mortgages if that is indeed your preferred funding choice.

Our fully qualified independent financial advisor (I.F.A.), Graham will be pleased to provide FREE, Impartial advice as you need it. Please call Judith Clarke B.A. (Hons) in the office



Energy Performance:

The house has been rated at a good D-68 for energy efficiency. The full Energy Performance Certificate is available on request by email.

Mailing List & Social Media:

We pride ourselves on strategic property promotion across over 80 prime platforms, notably Rightmove, www.hbe.co.uk and Distinctly Westcountry. Yet, for those eager to seize the best opportunities first, our early bird property alerts soar straight to our valued mailing list subscribers. Plus, sneak peeks of many properties hit our Social Media channels, like Facebook and Instagram, long before they grace our main website listings. Don't miss out on your dream home – sign up to our mailing list today for priority access. You can list yourself online here; <http://www.hbe.co.uk/register-with-us>

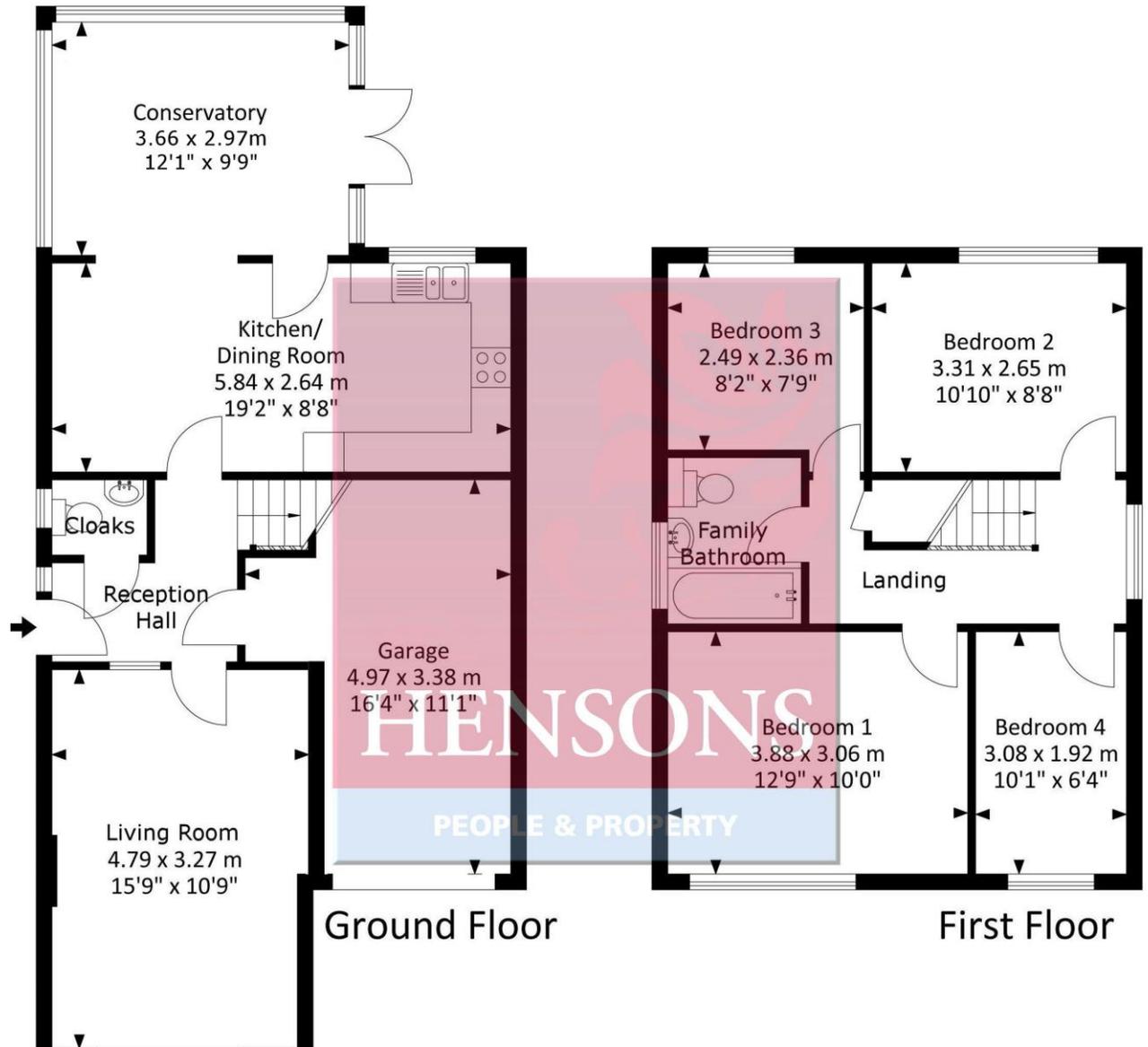
Our London Property Exhibitions:

See this property featured at our next exhibition at our Chelsea – Fulham office. Tel. 01275 810030 for details.

VIEWING:

Only by appointment with the Hensons, email info@hbe.co.uk or for a faster response call Carol or Judith on 01275 810030 and we will make all arrangements.

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 recommended 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. 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. 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 2024



HENSONS

Ivy Court, 61 High Street, Nailsea, Bristol, BS48 1AW

Telephone: 01275 810030

Email: info@hbe.co.uk

www.hbe.co.uk



theExperts
inProperty

Over 80 networked offices in the South West & London - all together better

DISTINCTLY
WESTCOUNTRY