



One of the smartest 2 bedroom bungalows in Nailsea, possibly the best available with the advantage of a superb position close to all amenities.



17 Hazelbury Road, Nailsea, North Somerset BS48 2JQ Offers in the region of £369,950 - Freehold

Potentially one of the smartest 2 bedroom bungalows in Nailsea and possibly the best available today offering attractive accommodation and the advantage of a superb position close to all amenities but away from any busy through roads.

The excellent setting will be just a part of the appeal of this lovely home. The bungalow has been meticulously maintained and improved in recent years with an updated kitchen, full double glazing, the addition of a sun lounge overlooking the private rear garden and most recently a new bathroom with a spacious shower enclosure having replaced the original bath.

The fully gas centrally heated accommodation is well designed, light and spacious with neutral decoration throughout. An entrance porch leads you through a reception hall and on to the Living Room which was designed as a Lounge Diner and is very generously proportioned. The kitchen is well equipped with a full range of wall and floor cupboards, a built in oven and hob and space for further appliances. The outlook from the kitchen is to the rear garden and the aspect again has an open fell given that the properties beyond are bungalows as well and so there are no overlooking issues.



From the reception hall, another door leads to the Sun Lounge, which is a lovely light space ideal for either dining or just sitting and enjoying the outlook with a conservatory-style roof and glazing to the rear again overlooking the garden. A glazed door leads to the patio area and there are fitted roof and window blinds.

The inner hall that leads to the bedrooms and bathroom has a hatch allowing access to the loft and a built-in airing-linen cupboard.

Both bedrooms are of good size with the principal bedroom arranged to the front and the second double or twin bedroom with fitted wardrobes overlooking the rear garden. Please note the second bedroom is significantly larger than it appears in our photograph in this brochure because of the arrangement of large freestanding wardrobes in addition to the fitted furniture.

The bathroom is an attractive feature having been fully refurbished to a high standard. The new classic suite comprises a spacious shower enclosure with easy access, a thermostatically controlled shower and laminated glass screens, a close coupled WC and a wash hand basin with contrasting ceramic wall tiling and a towel rail radiator.

The Gardens: The bungalow stands on Hazelbury Road a broad, quiet residential avenue only a short distance from the town centre. The garden at the front is bounded by a low wall with a wide pillared gateway opening to the drive that provides good parking and leads to the attached **Garage** with an up and over door, lighting, power and a personnel door to the rear.

The gardens have been designed for ease of maintenance with the front garden having very effective but virtually labour free artificial grass.

The private rear garden meanwhile has an extensive block paved patio area adjoining the back of the bungalow that takes full advantage of the sunny setting with the balance of the garden laid to gravel with planted borders. A timber garden shed and a greenhouse are set to one side and the garden is framed by timber panel fencing.





Services & Outgoings:

Mains water, gas, electricity and drainage are connected. Telephone connection. Gas fired central heating through radiators. UPVC double glazing High speed broadband services are available including Cable Services and Fibre Optic services with download speeds of up to 1Gb.

The bungalow is rated for Council tax in Band C.

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 wide range of amenities are available in the town centre which is barely more than 5 minute walk from the property, and these include 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. In addition, there are good cafes and restaurants and a leisure centre with a gym.

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.

In addition, Bristol Airport is less than 8 miles away, perfect for business and pleasure flights but the property does not suffer from any low-level air traffic noise.

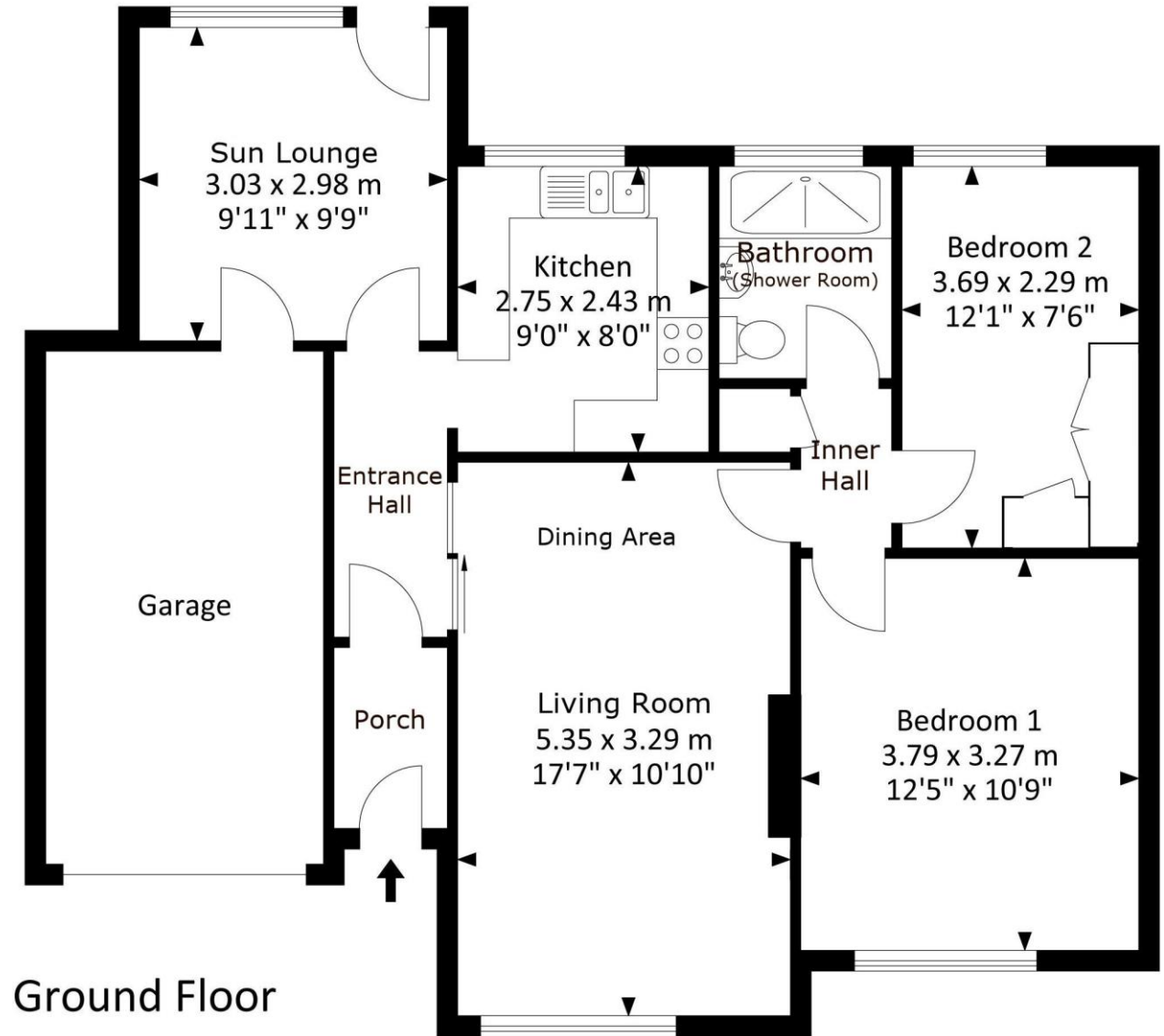
Energy Performance: The house has been rated at band D-62 The full certificate is available on request by email from Henons at info@hbe.co.uk

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

VIEWING:

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

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. Aerial 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. 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



HENSONS

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

Telephone: 01275 810030

Email: info@hbe.co.uk

www.hbe.co.uk



Networked offices throughout the Westcountry & in London – all together better

