



An exceptional 5 bedroom detached family home in a particularly attractive position in the Trendlewood area of Nailsea.

The logo for HENSONS PEOPLE & PROPERTY. It features a red square with a white stylized leaf or rose design. Below the square, the word "HENSONS" is written in white capital letters on a red background, and "PEOPLE & PROPERTY" is written in white capital letters on a blue background.

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## 12 Fowey Close, Nailsea, North Somerset BS48 2UR

£750,000 - Freehold

We suspect this is probably the finest modern house in the Trendlewood area with the property offering fabulous and very flexible living space including 4-5 bedrooms, 5 reception rooms, an open plan kitchen and a large garden in a lovely private setting facing southwest at the rear.

The house was originally built by Westbury Homes, a multiple award-winning developer, in the much sought-after Harrow style, their flagship design. This particular property was scheduled to be a show home, but the development sold out before that was necessary. Consequently, the plot is superb being level, south westerly facing and set next to an attractive area of parkland – an ancient bridleway that forms a delightful tree lined break between here and the next close.

The size of the garden has enabled the present owners to significantly enlarge the house mainly by extending into part of the side garden, but the rear garden is still larger than usual. Today, the accommodation is extensive with extraordinarily good ground floor space and very comfortable first floor rooms. The layout is also very adaptable with a choice of reception rooms that overlook the lovely deck and lawn.

The room that is currently used as a very large ground floor bedroom was initially designed as a family room and cinema but may also form the basis of an annexe with access to the garden and potentially its own access to the close if required.



On the first floor the bedrooms are well proportioned with three of the rooms having built in wardrobes. There is an en suite shower room off the principal bedroom and an ample family bathroom.

Throughout, the house is airy and neutrally decorated, there is gas central heating with a high efficiency boiler and uPVC double glazed replacement windows and French doors that suit the house well as they are dark framed outside with crisp white inner frames for added light.

The setting is a particular feature of this terrific family home with sweeps of lawn flanking the double drive at the front creating an attractive frame for the house.



The rear garden then broadens considerably and offers an extensive lawn, sheltered decked areas and a 'secret garden' that is the perfect place for a trampoline, swing, or slide.

This part of Nailsea is on the border with Backwell and the house adjoins an area of parkland that ultimately leads out to the picturesque green belt countryside at Backwell Common. However, parkland and woodland at Golden Valley and Nowhere wood are also nearby. Both Nailsea and Backwell schools are within walking distance and the railway station is also walkable from here. Closer still is the outstanding Golden Valley primary school and the walk to the town centre is an easy one, but this position is beautifully hidden away from any passing traffic.

There is a nice pub about a five-minute walk away and Nailsea provides a wide range of amenities mostly in the town centre where there are two health centres, dental surgeries, a leisure centre and a wide range of independent and national retailers in the High Street and shopping centre including large Tesco and Waitrose supermarkets.

For the cyclist Nailsea is on a Sustrans cycle route with good access to Bristol which is less than 8 miles away. There are good road connections to all major centres in the area and for those wanting to travel further afield the main line railway station provides services to Bristol, Filton-Abbey Wood, Bath London -Paddington. In addition, junctions 19 and 20 of the M5 are both within 6 miles and Bristol airport is only 20 minutes away but Nailsea is not below any low level commercial flight paths and so aircraft noise is not an issue.



## The Accommodation:

A recessed porch shelters the front door that opens to a traditional reception hall with a cloakroom that has been updated in recent years. A staircase rises to the first floor and classic panelled doors lead off to the initial two reception rooms of the five.

The impressive double aspect living room has an open-hearth fireplace and the joy of an outlook to both the front and rear with French doors leading out to a deck and the garden. Double doors open to the dining room and a door leads through to the study.

The study has been designed for working from home whereas so many studies are just too small. Here there is space not just for a desk and accessories but for exercise equipment too.

From the study you will arrive at the room that was originally designed as a family room and cinema. Another double aspect room that again offers access to the deck and garden. At over 18' x 12' (5.53m x 3.7m) the proportions here are very good and if required this room could form the basis of an annexe but as it is it is used as a very large bedroom and sitting room.

The original formal dining room may equally be used as perhaps a music room or an additional sitting room with an outlook to the rear since the adjoining open plan kitchen diner will fulfil most entertaining needs with an offset breakfast – dining area that still feels very much part of the kitchen space and so is very social.

The kitchen is well appointed having an excellent range of wall and floor cupboards with a sleek, easily kept contemporary gloss finish and feature LED accent lighting. A matching island is an attractive addition and there is a selection of built-in appliances together with space for a full-size American style fridge freezer. French doors also open to another area of the garden with a deck.

Next to the kitchen there is a very good utility room that also opens to the second deck at the side of the house. The utility room offers space for a full range of free-standing appliances, a sink and plumbing for a washing machine. A door also opens to the reduced former double garage that provides good storage space.

Going upstairs the landing opens to the family bathroom and the four original bedrooms, three of which are comfortable double rooms including a particularly spacious principal bedroom with an updated shower room en suite. The family bathroom has also been updated and three of the bedrooms including the good single room have built in wardrobes.

### PHOTOGRAPHS:

See more photos at [www.hbe.co.uk](http://www.hbe.co.uk)



### SERVICES:

All mains services are connected. Full gas central heating through radiators. uPVC double glazing. High speed broadband services are available including Superfast cable broadband (up to and over 500mb download speeds), TV, and telephone services are also offered. Council Tax Band E.

### ENERGY PERFORMANCE:

The energy performance of the house has been assessed at a good C-70. Much higher than the average for properties in England and Wales which is D-60

### OUR LONDON PROPERTY EXHIBITIONS:

This property will be available to view virtually at our next West Country Property Show at our Chelsea – Fulham office. Call 01275 810030 for further details.

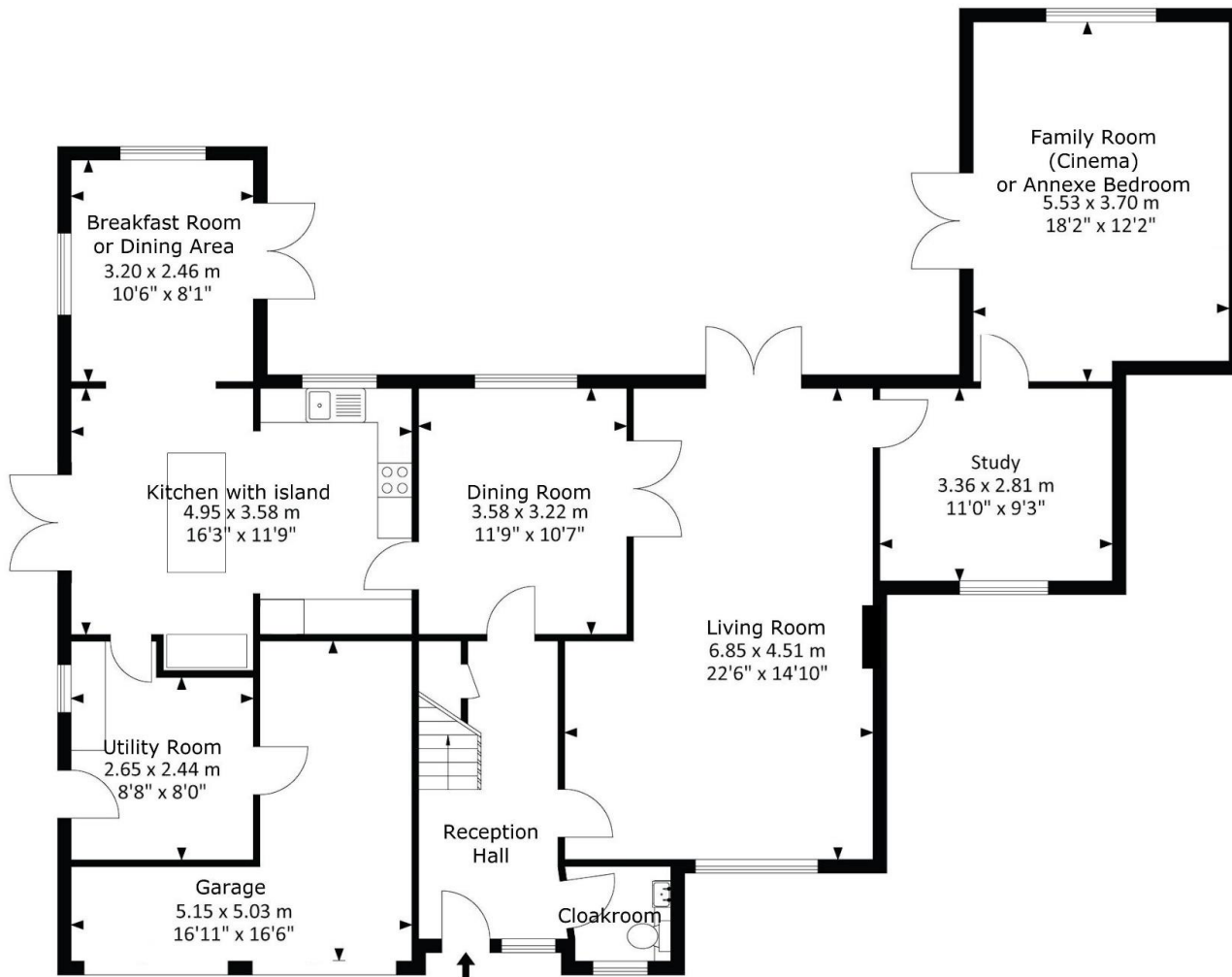
### Viewing:

Only by appointment with the Sole Agents **HENSONS**. Telephone **01275 810030**

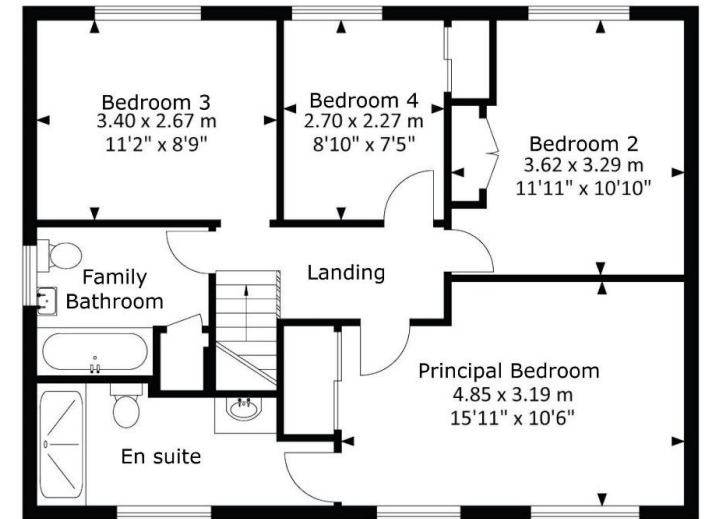


Green areas represent trees with preservation orders.





Ground Floor



First Floor

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