

15 Cheddar Close,  
Nailsea,  
North Somerset



**HENSONS**

PEOPLE & PROPERTY

# 15 Cheddar, Nailsea, North Somerset BS48 4YA

Guide Price £595,000 - Freehold

A substantial more individual split level 4 bedroom, 2 ½ bathroom, 3 reception room detached family home offering spacious accommodation of character in a superb south westerly facing setting, the premier close in the sought after Perrings area of Nailsea with a mature garden of considerable size and the advantage of shared use of a private Tennis Court and Pétanque pitch.

This location towards the southern edge of the town is in so many ways ideal. There are broad areas of parkland and Backwell Lake nearby, the town centre is a 15-minute walk away and good schools of all grades are all close by too. In addition, Nailsea offers a wide range of amenities with a pedestrianised shopping centre, large Tesco and Waitrose supermarkets, a gym and two health centres.

The Sustrans cycle network offers access to Bristol, which is just 8 miles away, while road and rail services to the other larger centres in the area are good with the advantage of a main line railway station in neighbouring Backwell which is also within easy walking distance.

The Perrings area of Nailsea is one of the most sought after addresses in the town with low density development that creates a real feeling of space. Cheddar Close has always been the premium close in the area and includes a hard Tennis Court and a Pétanque pitch that is exclusively available to the adjacent residents with an agreed maintenance contribution of £70 per annum.



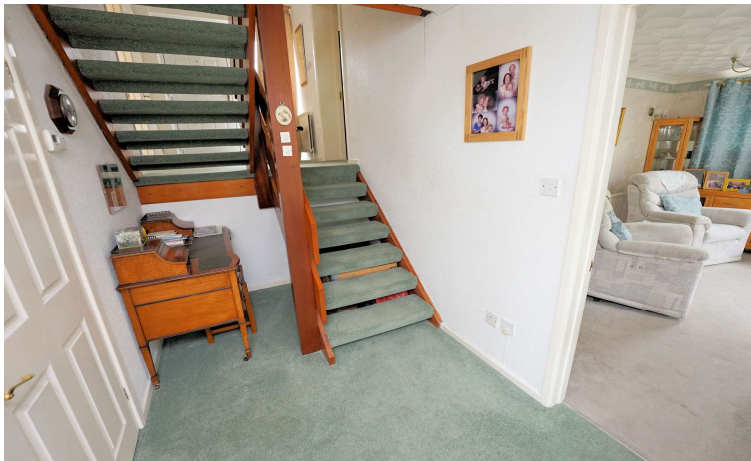


## The House and Garden:

The generously proportioned accommodation is very easy to live with having two short flights of stairs leading from the reception hall to the lower ground floor and up to the first floor.

The reception hall which has a built in storage cupboard also leads to the home office or playroom. This room was converted from half of the original double garage. However, for most the current layout will be more attractive, and the large home office makes the house very adaptable with a good space to work from home. Further flexibility is ensured by Bedroom 4 located on this floor and taking advantage of a more open outlook to the front.

Just seven easy steps lead down to the lower ground floor where a further hallway opens to the dining room, the kitchen breakfast room and to the attractive living room that is arranged to overlook and open, via patio doors, to the patio and rear garden. The dining room is also arranged to enjoy the outlook to the rear and is placed next to the kitchen. There is also a cloakroom off the lower hall.



The kitchen breakfast room is a good size and is fitted with a full range of farmhouse oak finish wall and floor cabinets with granite worktops. The integrated appliances comprise an inset ceramic hob with a concealed extractor above, an eye level oven and grill, a dishwasher, a washing machine and tumble drier. The gas boiler is also concealed within a cupboard and there is a handy breakfast table incorporated within the kitchen. There is also space for a breakfast table and the outlook is again to the rear garden. A door from the kitchen leads to the garden at the side of the property.

On the upper floor the landing leads to the bedrooms and a spacious full bathroom with bath and separate shower enclosure. The bedrooms are again arranged to take advantage of the outlook to the rear garden with the principal bedroom having a shower room en suite.

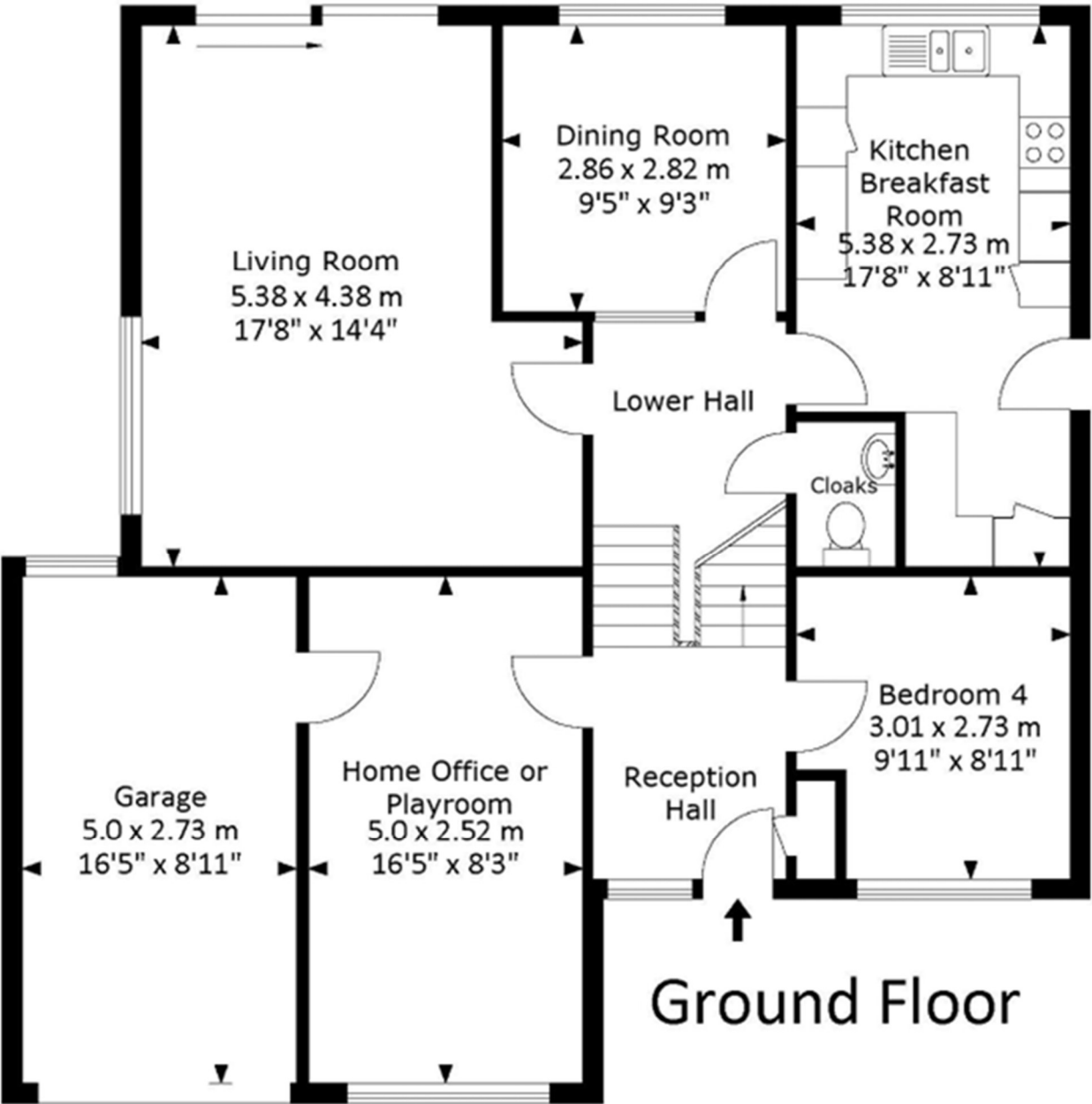
To the front of the house a double drive provides parking for at least two cars and leads to the **Garage** with electric roller door, lighting, power, shelving, window at the rear and a personnel door to the home office.

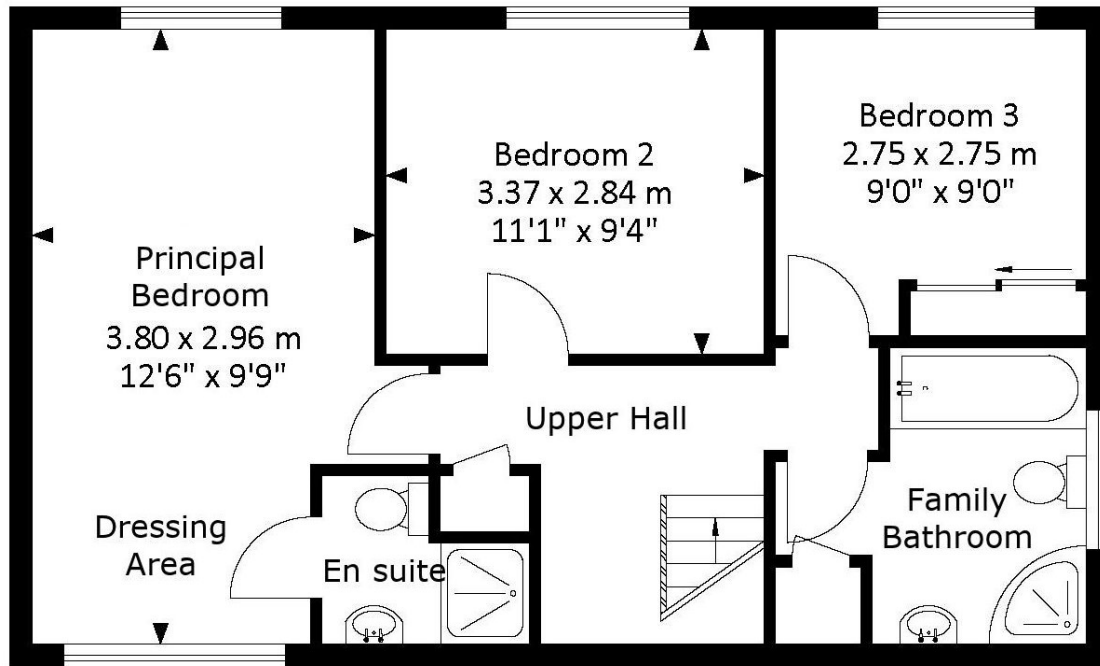
The garden at the front sets the house back nicely in the close and is laid to lawn with a small pond and a selection of established shrubs and bushes including beautiful lavender bordering the lawn.

A path and wide gate at the side lead to a patio area at the rear that in turn leads to the lawned garden beyond. The rear garden is an absolute delight with a host of mature shrubs and trees including a beautiful weeping willow and a crab apple tree. There is substantial space on either side of the house currently used for storage but offering possible scope for extension of the house, subject to any necessary consents. There is a garden shed hidden away to one side and a small summer house at the bottom of the garden just beyond the Willow tree. The garden is fully enclosed with timber panel fencing and nicely screened.



**Energy Performance:** The house has been rated at a good band C-70 for energy performance, well above the average for England and Wales of D-60. The full certificate is available on request at [info@hbe.co.uk](mailto:info@hbe.co.uk)





## First Floor

**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 600mb or better via cable/fibre. Cable TV services are also available in the close. Council Tax Band F.

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**Viewing:** Telephone 01275 810030

**COVID-19:** Despite the lifting of Coronavirus restrictions, we respectfully ask that if you have any Coronavirus symptoms such as sore throat, temperature, repetitive cough or loss of taste or smell please do not view as you may be responsible for affecting the health and wellbeing of the owners of the property and a member/members of our team.





The position in the close facing to the south



The approach is wide and level.



The private Tennis Court and Pétanque pitch (Boulodrome).