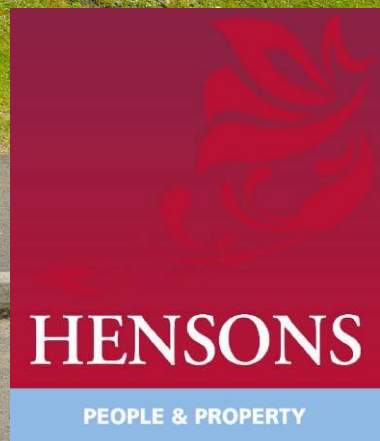




7 Whitesfield Road  
Nailsea,  
North Somerset



## 7 Whitesfield Road, Nailsea, North Somerset BS48 2DX

### Offers in the region of £449,950 - Freehold

A lovely 3 double bedroom, 2 bathroom bungalow offering exceptional space and private level gardens in an excellent position, away from through traffic just to the west of the town centre with all amenities close by including The Crown Glass Shopping Centre and Tower House Medical Centre that are only about a 5 minute walk away.

The bungalow offers remarkably spacious accommodation including a generous reception hall, a triple aspect living room, a superb conservatory - dining area, a well-appointed kitchen breakfast room of good size, a bathroom/shower room, an en suite, three superb double bedrooms, a well established private level garden and a block paved driveway providing plenty of parking.

There are also architects' drawings available for a loft conversion with 2 further bedrooms and a bathroom if additional space is required.



This already hugely deceptive bungalow stands in an established and quiet lane that is one of the oldest avenues in the village and was historically known as Back Lane connecting Silver Street to the parish Church in Old Church Road.

All of Nailsea's amenities are nearby and there are regular buses on Silver Street while, Nailsea offers good road connections to all major centres in the area including the City of Bristol just 8 miles away. In addition, junctions 19 and 20 of the M5 are both within 6 miles and the main line railway station in the neighbouring village of Backwell offers local and intercity services with direct trains to Bristol and London-Paddington.

The property was originally built around 1960 by a respected and well known local building firm and since then has been cleverly extended. Much more recently, the present owners have further updated and improved the bungalow to create an extremely comfortable home that is in good order throughout and offers a spacious and flexible layout.

The property is very deceptive when merely viewed from outside and so we definitely recommend that an appointment to view is arranged to ensure full appreciation. Telephone 01275 810030 and we will be pleased to make all necessary arrangements.



*The superb triple aspect 23' 4" x 11' 2" (7.12m x 3.4m) Living Room that opening to the rear garden.*

**The Accommodation:** The spacious reception hall is an attractive introduction to the bungalow with doors off to two of the three double bedrooms (one is currently furnished as an additional sitting room), the kitchen breakfast room, the main bathroom and the large living room.

All three bedrooms are of generous size and look onto the private front garden. The main bedroom in the recent extension has a shower room en suite that matches the fully refurbished original bathroom.

The large triple aspect living room is a terrific size and offers space for sofas and a dining table if required. There are doors out onto the rear garden and the windows offer plenty of natural light. The kitchen breakfast room has been recently updated with a range of attractive cream wall and floor cupboards, extensive roll edged solid oak worktops, an inset 1½ bowl sink bowl and mixer tap over and a five ring Rangemaster gas hob with twin oven and grill beneath. There is also a built in fridge and freezer, integrated washing machine and pace for a tumble dryer.

The kitchen breakfast room enjoys an outlook through the conservatory and beyond to the rear garden. A broad open doorway connects the two areas and draws the living space into the gardens. French doors with full drop side screens open to the patio area and the conservatory has the advantage of a solar reflective double glazed roof.

The garden at the front is laid to lawn with attractive shaped borders planted with a variety of specimen shrubs and bushes that create an attractive setting. The patio in the rear garden in turn leads to a level lawn that is an ideal size with a further selection of shrubs, bushes and floral borders enclosed with timber panelled fencing. A summer house at the bottom of the garden has power, light and a broadband point for working at home.

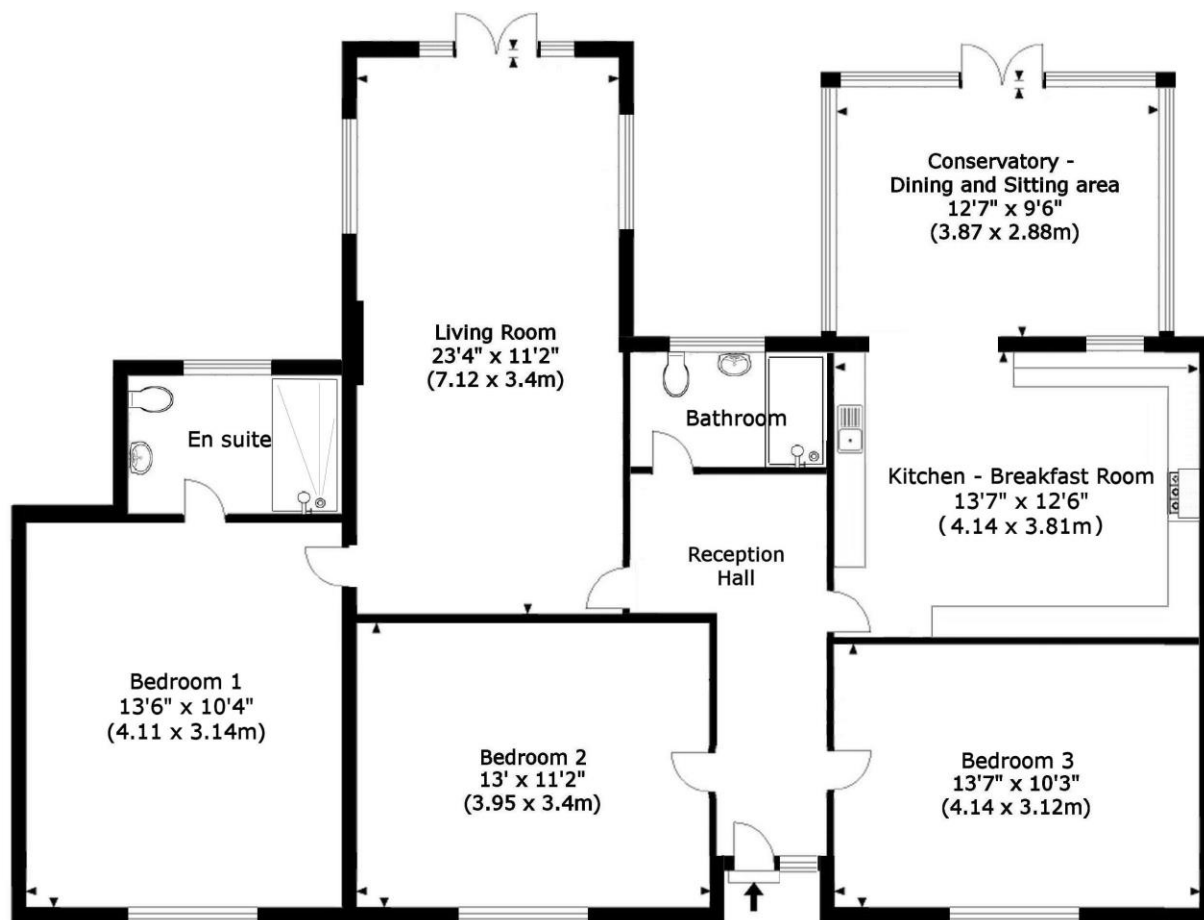
**Services & Outgoings:** All mains services are connected. Gas fired central heating. uPVC double glazing. Telephone at present connected. High speed broadband services are available. Superfast Cable Broadband telephone, TV and services are also available in the road. There is an outside taps and electric points front and back. The bungalow is rated for council Tax in Band C with a Council Tax liability of £1,750.88 before any discounts are applied.

**Photographs:** See more pictures at [www.hbe.co.uk](http://www.hbe.co.uk)



**Energy Performance:** The bungalow has been rated at Band D-61.

**VIEWING:** By appointment with the sole agents **HENSONS** call 01275 810030 – 7 days a week



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 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 with regard to 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



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