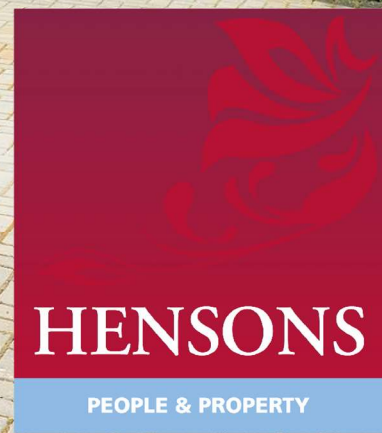




A superb 3 bedroom family home with a south facing garden quietly placed in an established avenue.





## 33 Orchard Road, Nailsea, North Somerset BS48 2EA

### Guide Price of £250,000 - £300,000 - Freehold

A larger home 3 bedroom family house with its own character and very definite space that is a modern design but well matured and set in an established avenue with the advantage of a charming established garden and free flowing living space of great dimensions.

When you arrive at the house and park on the large drive that leads ultimately to a garage, you go through the front door and are greeted by a square entrance hall that leads into a bright and airy living room with almost wall-to-wall glazing bathing the room in natural light. On darker winter evenings the fireplace will add a warm glow too and if you wish you could probably install a 'wood burning stove' to make the house even more efficient. The living room is seamlessly connected to a generously sized dining area that can be almost effortlessly transformed into a stunning open-plan kitchen diner, should you desire. The kitchen, though separate from the dining area, does adjoin and is in itself a good size and it is also light and airy with a broad window and a door to the patio and private rear garden.

Leave the kitchen and return to the generous dining area and you can climb the feature Brazilian hardwood original mid-century period open staircase to the part galleried landing above. The landing is illuminated by a window to the side that has been used elsewhere as an access point to first-floor rooms where houses of the same design have been very successfully extended.



The bedrooms do not disappoint, all are of good proportions and there is a range of fitted furniture items.

Similarly, the family bathroom is a good size further reinforcing the premium nature of the design of these substantial family houses.

While estate agents garden photographs can be notoriously deceptive, we have tried as we always do to as far as possible depict the house in a true light. The property has been loved by the present occupier for well over 20 years, but some maintenance tasks have not been fully completed and so the house is ready for redecoration and reappointments.



The kitchen is clearly older and though white the bathroom is not in its first flush of youth. However, please remember that wherever you move you will strip and decorate since even the superficially best-decorated houses look less fresh when other people's things and pictures are gone. Here you have the opportunity, especially at the sort of price the house is going to be sold for to absolutely get the house as you want it with the kitchen you love, the right bathroom etc.

The love can extend to the garden which is actually very pretty with ancient Nailsea Stone garden walling, a distinctive mix of limestone and Pennant Sandstone forming an attractive backdrop, to the lawn with planted borders and a very private south-facing patio area.

The house will no doubt be transformed into a more up to date and very comfortable home by the next owner. We are fortunate to have Sold a number of examples of neighbouring houses in recent years and we know how lovely the accommodation can be. This house has the potential to be even better than many given its position and such scope is increasingly hard to find especially at such a realistic guide price. While we expect the final sale figure to exceed the lower guide price, we encourage you to view and talk to us about offers because this house will be sold, the owner is abroad and there is no onward chain complication to delay the sale.



### Location:

This area of the town was developed in the late 1950s and early 1960s and so the houses are larger than many later similarly priced properties in Nailsea and the plots are bigger too.

Orchard Road and the neighbouring roads and avenues are very well established and quietly placed away from any through traffic or areas of new development. The setting offers good access to Nailsea School and the amenities such as Tower House Medical Centre, The Crown Glass Shopping Centre and Waitrose which at ½ mile is barely more than a 10-minute walk away.



Tesco is just a bit further off the High Street and just past Nailsea School near to Tesco, there is a Gym/Health Centre and the Millennium Park with Festival Way then connecting to the SUSTRANS national cycle network with access straight to Bristol (about 8 miles). In addition, there is a selection of local amenities closer to hand with several shops and highly regarded infant and junior schools.

Nailsea also enjoys good access to the other centres in the area including Bristol just 8 miles away. There is a mainline railway station within walking distance with trains to Bristol, Filton – Abbey Wood, Bath and direct services to London – Paddington, plus the M5 offers two junctions, 19 and 20 within 6 miles.

## Services & Outgoings:

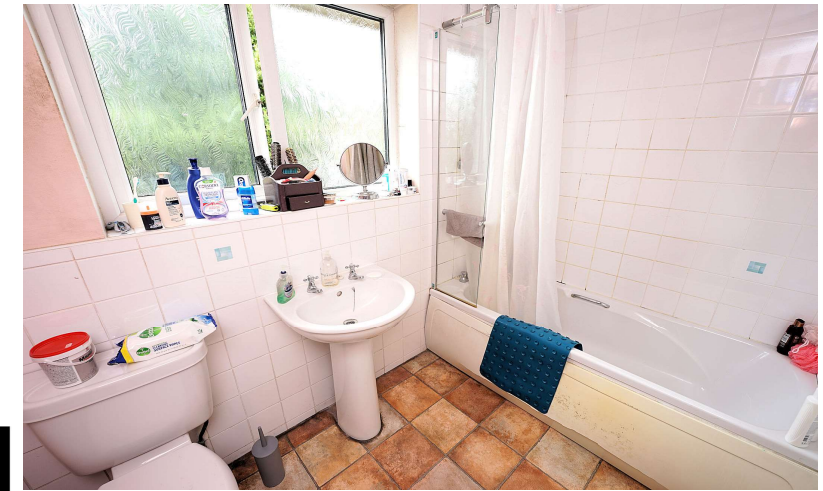
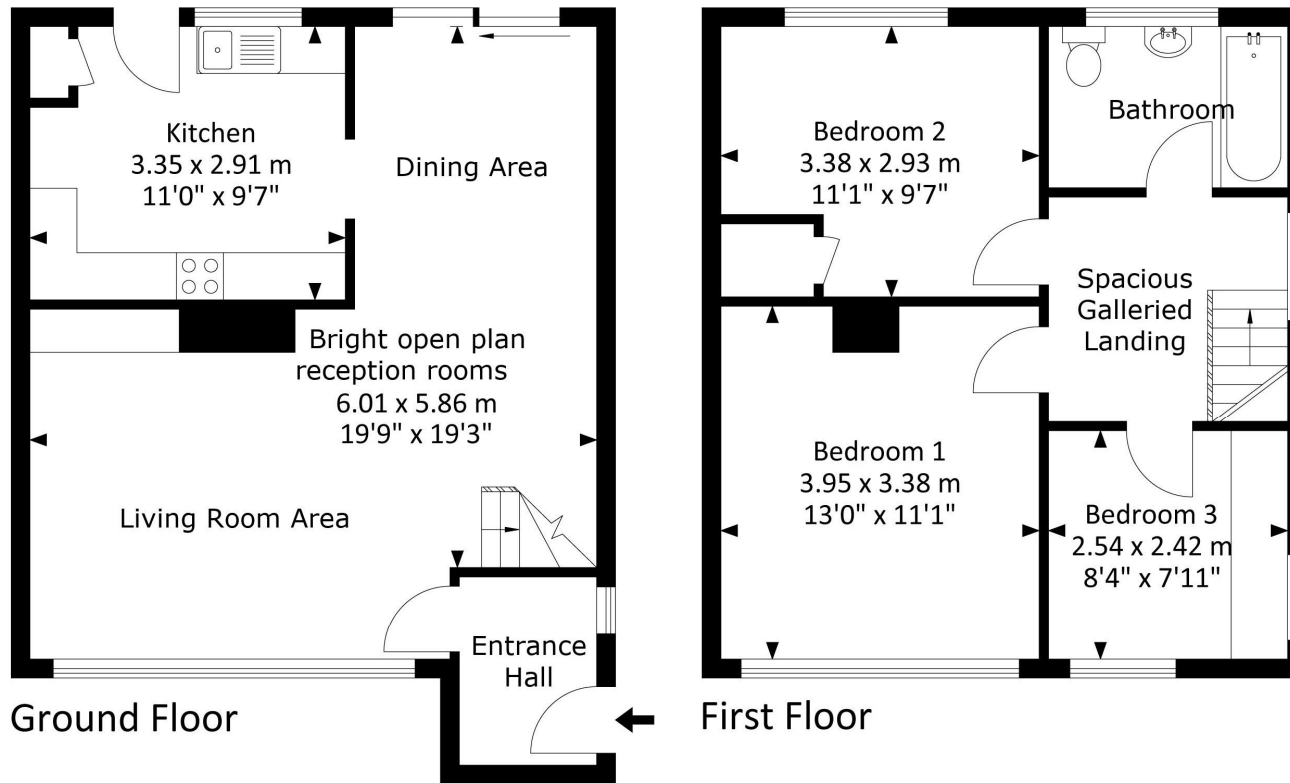
All available mains services are connected. Gas central heating through radiators with a modern high-efficiency Worcester combi boiler that has been installed in very recent years. Double glazing. High-speed broadband services including Superfast cable broadband, TV, and telephone services subject to subscription. Council Tax Band C.

## Energy Performance:

The house is rated in band D-61 for energy performance. The full energy performance certificate is available on request from [info@hbe.co.uk](mailto:info@hbe.co.uk)

## 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. 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



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