



A spacious premium design 3 bedroom home in a quiet established setting that occupies a larger than usual plot and has been extended to offer flexible accommodation.

Available Without Any Chain Delays

HENSONS

PEOPLE & PROPERTY

20 Fosse Close, Nailsea, North Somerset BS48 2BE

Offers in the region of £387,500 - Freehold

Whether you are buying for the first time, moving with a family, or downsizing, this spacious, extended three-bedroom home is sure to appeal. The living space is light and airy, the private garden flows around three sides of the house, there is a drive and garage, and the room sizes are much larger than usual. Additionally, a utility room and a ground floor cloakroom are tremendously useful features. This is a stand-out home in a quiet, established setting.

The houses here have, since their construction, been regarded as a premium style of design with excellent proportions and many useful features, including the significant bonus of the cloakroom off the spacious reception hall—a feature less often found in this price range within the town. There is also a double-aspect, open-plan living room and a well-proportioned, separate dining room that flows out to the side garden, while the kitchen is a lovely size and benefits from a matching utility room.

The feeling of space continues upstairs, where there are three generous bedrooms and a bathroom, all in superb condition. The private, sunny garden leads to a drive and a garage, while the approach to the drive offers ample space for your family and friends to park.

The setting is quiet and safe, away from busy roads and areas of new development, but the house is still well placed for the amenities offered in the town, including local facilities. The nearest junior school is an easy, level walk away, and the town centre, together with Nailsea School, is little more than half a mile distant.



The Accommodation

A uPVC double-glazed front door with an obscure glass panel to the side opens to a generous hallway with stairs rising to the first floor and an understairs storage cupboard. The house benefits from a cloakroom WC, a significant advantage as many properties of a similar size and value do not include one.

The generously proportioned living room offers a dual aspect, with a uPVC double-glazed window overlooking the front garden and down the avenue that is Fosse Close, while another window looks onto the rear garden. A feature fireplace includes a gas fire with a back boiler supplying domestic hot water and central heating.

The dining room is a lovely addition, and together with the utility room, it could form the basis of a full-height side extension, much like a neighbouring property. This would allow scope for four bedrooms and two bathrooms if ever more living space was required.

The two-reception-room design of this house is particularly appealing, and the kitchen is also spacious compared to many other properties in this price range. Located at the rear of the house, the kitchen features a uPVC double-glazed window overlooking the rear garden and a door leading to a utility room. It includes a good range of wall and floor cupboards, plenty of worktop space, and an inset sink. The utility room, fitted in the same style, is a great addition, with doors opening to the side and rear gardens.

The landing is bright and airy, with a double-glazed window to the side. There is also access to the loft.

All three bedrooms are superbly proportioned and benefit from built-in wardrobe space.

The bathroom, located at the front of the house, is of a good size.

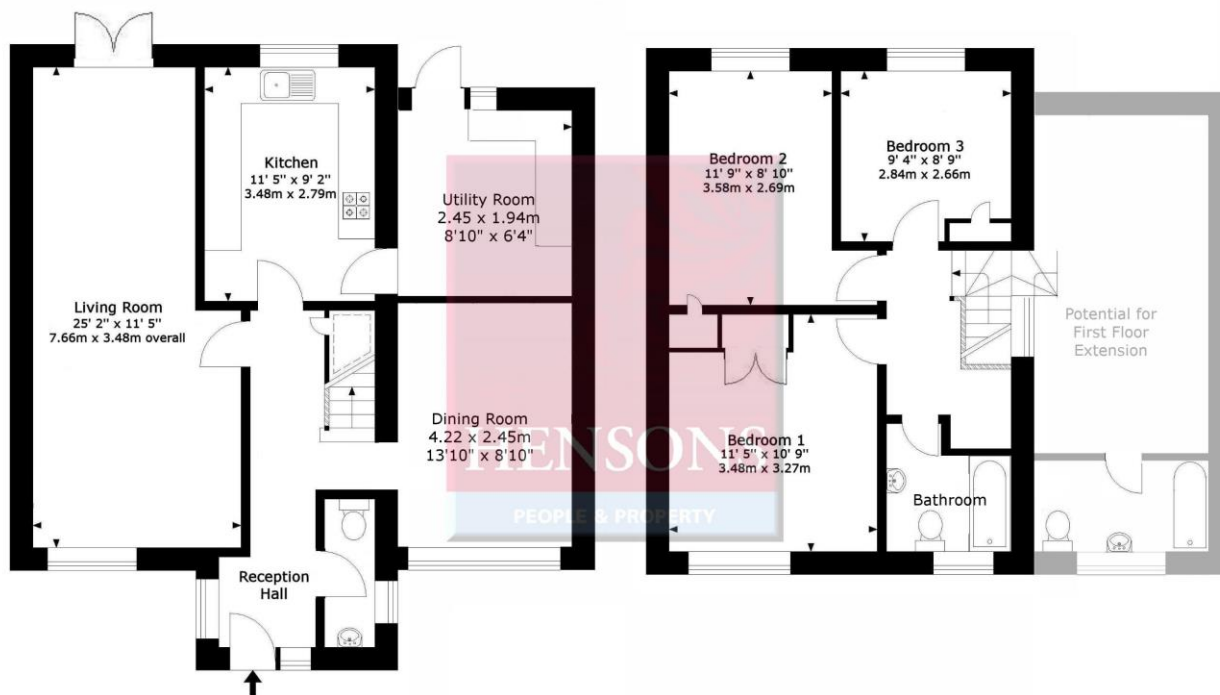
This is a wonderful family home that the present owner has cherished and enjoyed since it was new. They are now moving to be closer to family in Dorset. A new property has already been found, so there is no onward chain to be concerned about.

Outside:

The front garden is mainly laid to lawn with extensive space to the side. The entire garden is level, and there is access around to the secluded, paved patio and rear garden, which is also lawned with well-established borders and excellent screening, ensuring a high degree of privacy.

A personnel door provides access to the single garage, which has an up-and-over door, power, and lighting. At the end of the garden, a gate leads to the drive and parking area alongside the garage.





Services and Outgoings:

All mains' services are connected. Virgin media cable broadband, TV and telephone services are available. High speed BT and other service providers broadband are also available with download speeds of up to 1Gb or better. Full gas fired central heating (regularly serviced), uPVC double glazing, uPVC fascias and soffits. Council Tax Band C. Energy Performance rating of D-58 with potential for B-84

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

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