



**Brendon Gardens, a great central location.**

Nailsea

**£449,950**

**Tenure:** Freehold

A very energy efficient 4 bedroom detached family house with numerous recent improvements including a superb extended open plan kitchen diner.

One of the most conveniently placed 4 bedroom detached houses in Nailsea, this spacious extended detached home offers exceptional energy efficiency and generously proportioned living accommodation with a large double aspect sitting room and a superb open plan kitchen diner that overlooks the rear garden. Within the last 3 years the house has been significantly updated and improved with the extended open plan kitchen being a particular feature with integrated appliances, an island and an adjoining large porch that is a potential utility room.

This address puts you close to Scotch Horn and Golden Valley parkland for walks, the Gym and health centres. Schooling is superb with Golden Valley and St Francis close at hand and Nailsea School even closer.

The garden delivers more than you might expect with sweeps of lawn to the front and side of the house and at the rear, a broad block-paved terrace that soaks up the southern sunshine and is wonderfully private—perfect for low-maintenance entertaining.

There is a triple-width driveway offering parking for several cars leading to a detached garage and bespoke timber gates open to create additional secure hard standing—handy for a boat, caravan, or even more cars.

### **The Accommodation**

The reception hall welcomes you to the house and opens to the dining area, the living room and to a cloakroom – shower room which is a great addition. The sitting room is bright and airy with a broad window to the front and a further large window overlooking the rear garden.

The extensive open-plan kitchen diner is the real heart of the house, with French doors opening to and overlooking the south facing patio garden. The kitchen area is attractively fitted with a range of contemporary style wall and floor cupboards with an easy to keep gloss finish. There is space for a full size fridge freezer, a built-in eye level electric double oven – grill, an inset induction hob with a feature hood above and space for a full size dishwasher.

The genuine oak flooring adds a rich tone and a deep built in cupboard accommodates a washing machine with further storage space or space for a tumble drier. A door at the side opens to an 11'6" – 3.5m porch at the side that could be converted to a utility room if required.

On the first floor, the landing opens to the family bathroom that has been fully refurbished and includes a shower over the P shaped bath.

The bedrooms area are all well proportioned with three of the rooms able to accommodate a double bed while the fourth bedroom is also very comfortable.





#### **Outside:**

The property occupies a private position at the end of the cul de sac with lawns to the front and a series of mature trees and shrubs. The garden continues to the side of the house where there is a further lawned area and a pathway leading to the rear.

The garden at the rear has been block paved to create a very extensive patio area. The patio area takes full advantage of the south facing position and enjoys a high degree of privacy. A drive provides parking for several cars and leads to the detached garage with metal up and over door and a personnel door to the side.

Bespoke timber double gates and a further pedestrian gate also opens from the drive to the block paved area that can provide additional parking for a boat or caravan at the side of the house.

#### **Services and Outgoings:**

All mains services are connected. Telephone connection available. Cable TV, telephone and superfast Broadband are available in this location. Fibre broadband is also available. Gas central heating through radiators with a high efficiency combi boiler. Solar panels. Council Tax Band D.

#### **Construction:**

We understand that the house is traditionally constructed.  
Photographs:

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#### **Photographs:**

See more photos on our website

#### **Energy Performance:**

The house has been rated at an exceptionally good band B-81 for energy efficiency which is on par with many new homes.

#### **Our West Country Property Exhibition in London**

See this property featured in our next West Country Property Exhibition at our Chelsea and Fulham office.

#### **Viewings:**

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



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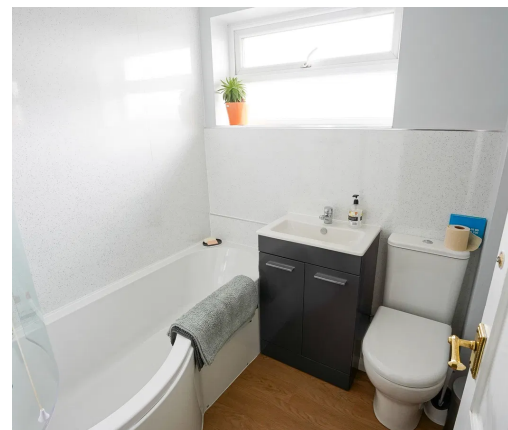
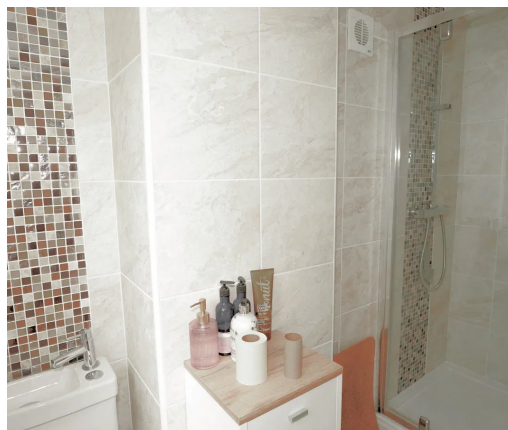
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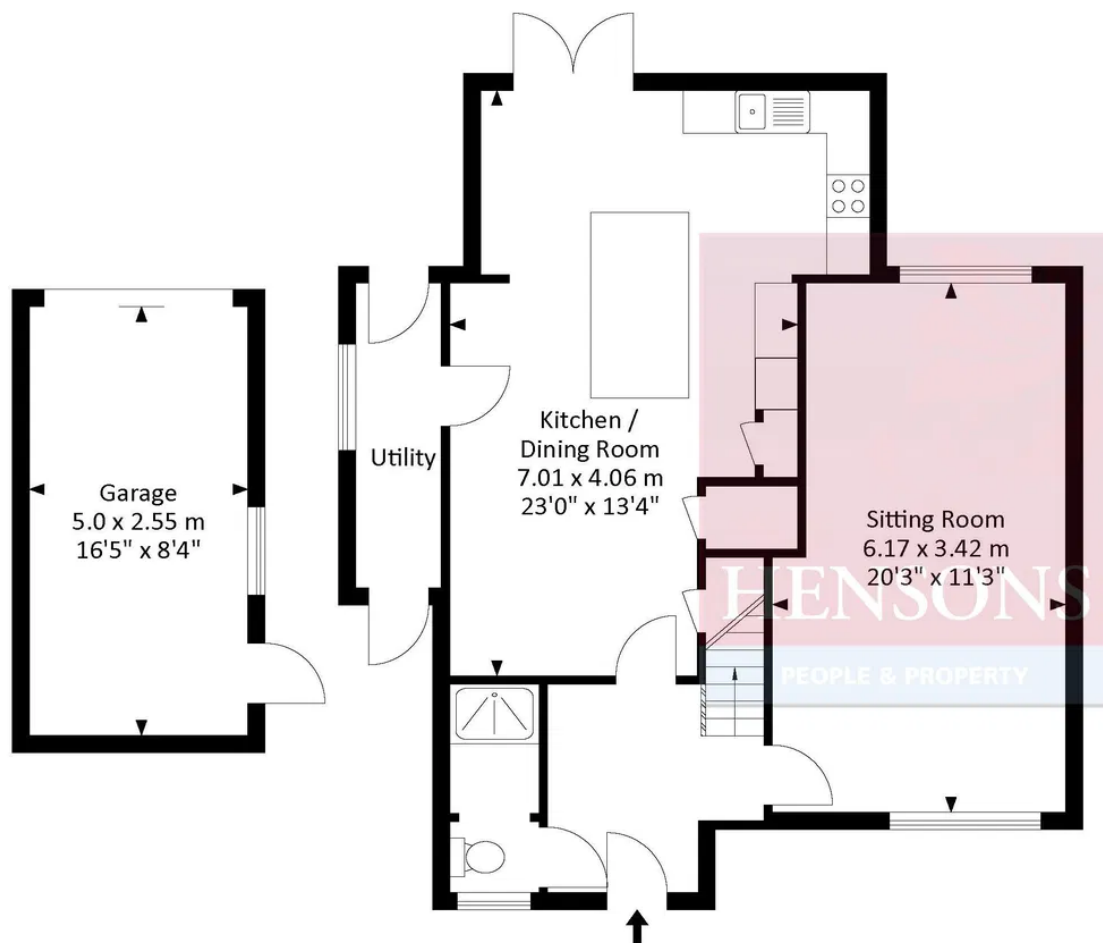
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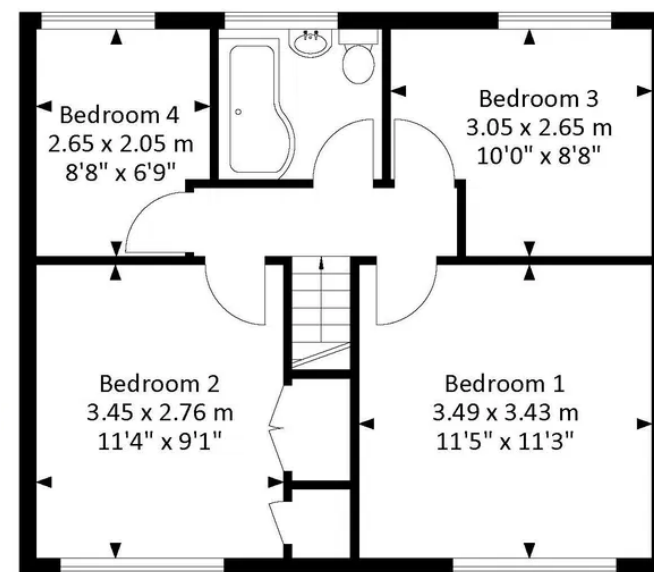
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Ground Floor



First Floor

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