



Kingston Way, Nailsea, BS48 4RA

debbie fortune



9 Kingston Way, Nailsea, BS48 4RA

Price: £435,000

- Detached bungalow with four good bedrooms
- Separate bathroom and WC
- Kitchen/dining room

- Spacious living room
- Double garage and driveway
- South facing private rear garden

DESCRIPTION

A hidden gem! This spacious four-bedroom detached bungalow with a south facing rear garden and double garage is a style that you will rarely see in Nailsea. It boasts a good degree of privacy and space, whilst being flooded with light through the principal living rooms and main bedroom. It is a well-maintained property, that has been improved by our vendor over the period of her ownership, benefiting from an en-suite, separate WC and built in wardrobes to all bedrooms.

SITUATION

Nailsea is a suburban town of North Somerset, approximately 8 miles (13 km) southwest of Bristol. The town was an industrial centre based on coal mining in the 16th century and glass manufacture from 1788, which have now been replaced by service industries. The surrounding North Somerset Levels has wildlife habitats and Bucklands Pool/Backwell Lake is a Local Nature Reserve. The well populated town centre includes two major supermarkets, high street banks, coffee shops and a leisure centre. Nailsea is close to the M5 motorway (Junction 20) and Bristol International Airport at Lulsgate is 7 miles (11 km) away by road. The airport serves both domestic and international routes and is one of EasyJet's hub airports. Secondary education is provided by Nailsea School (rebuilt as an Academy in 2009), and primary education by St Francis School, Grove School, Kingshill School and Golden Valley. Churches include the 14th-century Holy Trinity Church and Christ Church, which was built in 1843.

DIRECTIONS

From our office in Backwell proceed over the traffic lights into Station Road in the direction of Nailsea. Follow this road under the railway bridge and up the hill and turn left into Queens Road. Follow this road until you reach the last turning on your left into Hannah More Road. Take this turning and then take second left turning into Kingston Way. The access to the driveway and rear garden will shortly be found on your left-hand side. The front of the property is accessible by the pedestrian pathway to the left of the property.

Our vendor says ... I fell in love with this property on first sight - I adore the amount of light in the living areas, it makes for a positive environment that is so easy to live in, given the open plan nature of the living space that opens into the glorious and very private rear garden. I hope the next owner enjoys the property as much as I have!

We have noticed ... This is an attractively designed bungalow, that you will rarely find on the open market in Nailsea. It would easily accommodate a family or a couple in need of loads of space. The gardens and position are a joy, and for those keen to mess about in the garage the detached double garage and driveway provide ample space to play with your toys!

PROPERTY DETAILS

ENTRANCE HALL

A light and welcoming entrance hall with a radiator, access to roof space, telephone point, a double built in linen cupboard housing the gas fired 'combi' boiler, panel doors lead to the reception rooms and a further upvc double glazed door leads via a porch to the south facing rear garden.

CLOAKROOM

White suite comprising a close coupled WC and a wash hand basin with ceramic tiled splash backs and a frosted upvc double glazed window.

LIVING ROOM 18' 09" x 11' 07" (5.72m x 3.53m)

Flooded with natural light through the dual aspect upvc double glazed French doors and matching picture windows, that open to the south facing rear garden, two radiators, TV point, coved ceiling, and a feature fireplace.

DINING AREA 11' x 10' 02" (3.35m x 3.1m)

Taking full advantage of the outlook over the rear garden with upvc double glazed picture windows, a radiator, telephone point and open access to: -

KITCHEN AREA 11' x 9' 04" (3.35m x 2.84m)

With an extensive range of wall and floor cupboards, rolled edge work surfaces, concealed lighting, an inset stainless-steel sink unit and mixer tap over, space and plumbing for appliances, ceramic tiled surrounds, an outlook through the dining area to the rear and a pair of upvc double glazed picture windows to the front.



INNER HALL

With panelled doors to the bedrooms and family bathroom.

BEDROOM ONE 12' 05" x 10' (3.78m x 3.05m)

Dual aspect upvc double glazed windows overlooking the rear garden, built in double wardrobe, radiator and a door to: -

EN-SUITE SHOWER ROOM

White suite comprising WC, wash hand basin set in a vanity unit and a shower enclosure with shower. Under floor heating, an electric shaver point, an extractor fan and a frosted upvc double glazed window.

BEDROOM TWO 11' 10" x 10' (3.61m x 3.05m) excluding the wardrobe recess

Upvc double glazed window to the front and a further upvc double glazed window to the side. Built in wardrobe, radiator.

BEDROOM THREE 8' 07" x 8' 04" (2.62m x 2.54m)

With a upvc double glazed window to the front and a radiator. Built in wardrobe.

BEDROOM FOUR 8' 06" x 8' 03" (2.59m x 2.51m)

With a upvc double glazed window to the rear and a radiator. Built in wardrobe.

FAMILY BATHROOM

White suite comprising WC, a pedestal wash basin and a panelled bath with an electric shower over, ceramic wall tiling, a towel rail radiator, an automatic extractor fan and a frosted upvc double glazed window.



GARDENS

The gardens at the front are laid to lawn with shaped borders and a central pathway leading to the front door. The pathway extends across the front to access the side gate that leads to the rear garden.

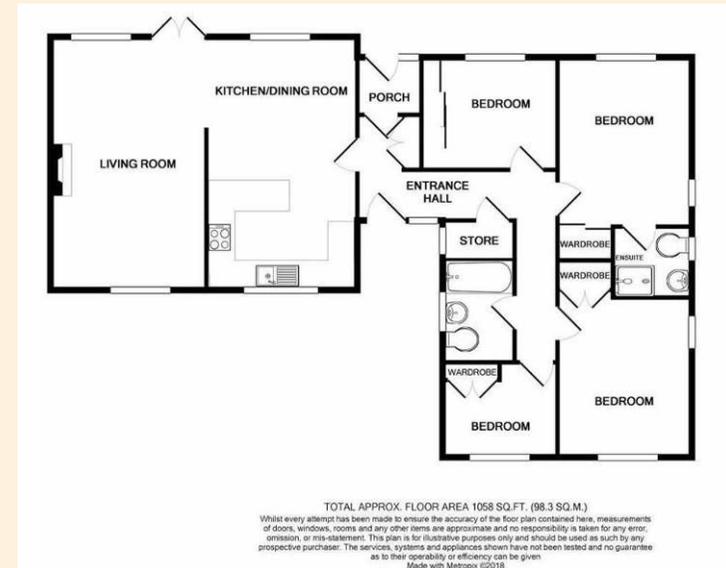
The south facing rear gardens offer a good degree of privacy and space without being too difficult to manage. The gardens are enclosed by screen walling and timber panel fencing with a gate opening to the adjoining double driveway. The rear garden extends to approximately 68' x 46' (20.7m x 14m) and is laid mainly to lawn with a variety of established trees, shrubs and bushes together with a timber sun deck accessible from the living area.

DETACHED DOUBLE GARAGE AND DRIVEWAY

With twin metal up and over doors, lights, power, external security lighting and a door to the rear garden. The double width driveway provides off road parking for two vehicles.

EPC rating D

Floor Plan



debbie fortune ESTATE AGENTS

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