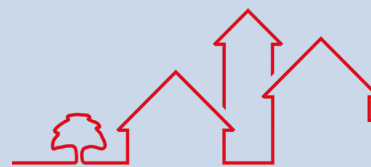




17 The Bramleys, Nailsea

In Excess of £525,000



Parker's

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17 The Bramleys

Nailsea, Bristol

A splendid detached residence nestled in the heart of The Bramleys, ideally positioned on a tranquil cul-de-sac with the added allure of a picturesque green space right at your doorstep.

The current homeowners have undertaken a series of thoughtful expansions, enhancing the property's overall allure. These improvements include a more capacious entrance hall, the addition of an ensuite wet room adjoining the primary bedroom, and the creation of an additional space next to the third bedroom. This versatile area lends itself to various uses, whether as a dressing room, an office, or any other space to meet your dual occupancy requirements.

As you step inside, you'll be greeted by an inviting hallway, complete with a convenient cloakroom. The property boasts a generous lounge area, a well-appointed kitchen offering garden views, a practical utility room, and an expansive sunroom where you can unwind while savouring the lovely garden. Additional storage is conveniently located by way of an attached lean-to porch.

17 The Bramleys

Nailsea, Bristol

Moving to the first floor, you'll find not only the primary bedroom with its private wet room but also three more generously sized double bedrooms. An adaptable additional bedroom provides options for use as a dressing room or office, with previous consideration for conversion into a kitchen. The family bathroom rounds out this level.

Outside, a beautifully manicured lawned garden and a paved driveway with ample parking space lead to a double garage. The charming rear garden is adorned with lush lawns, trees, and shrubs, offering a serene outdoor space for your enjoyment.

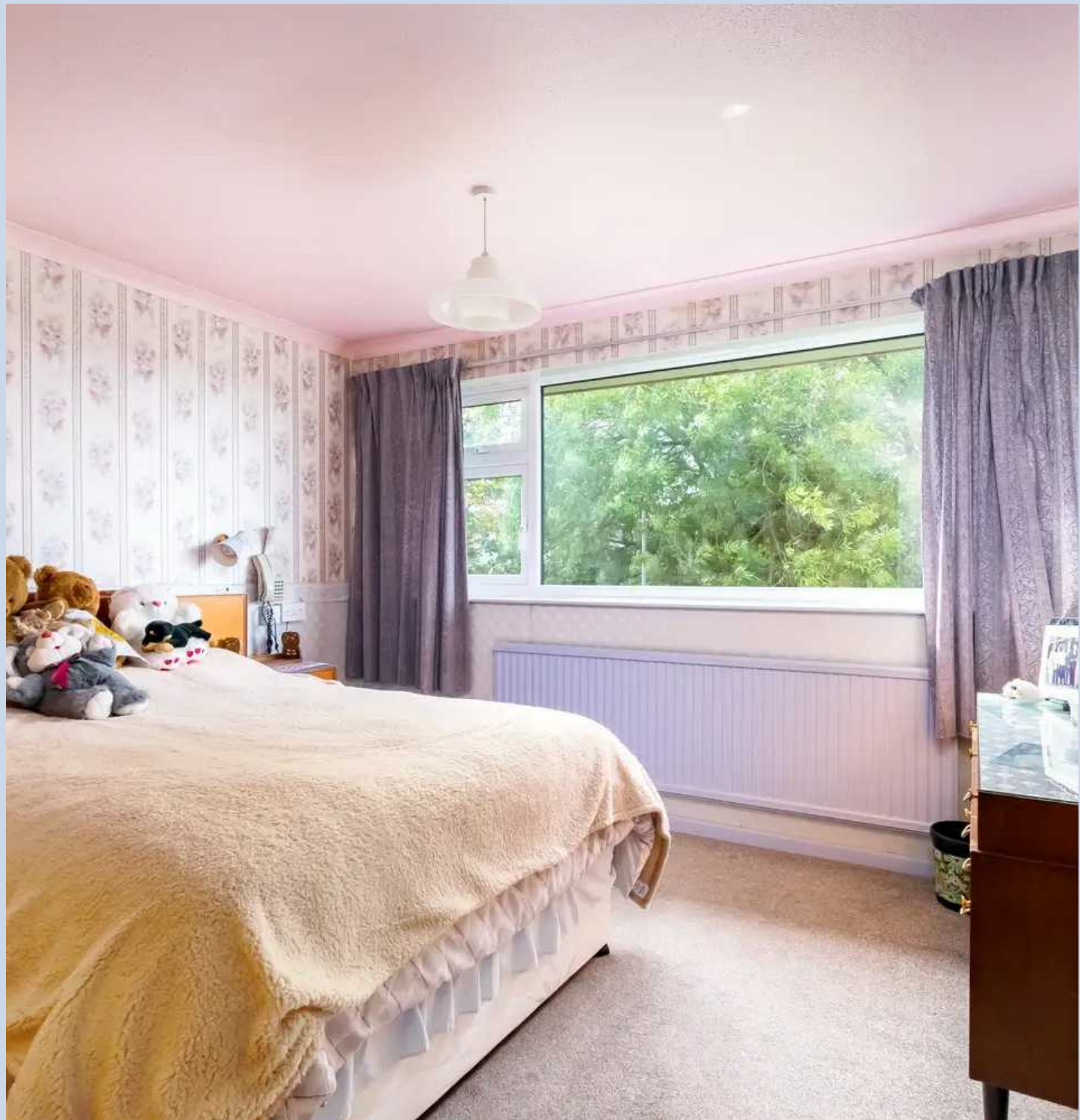
This property is filled with potential, offering an abundance of space and serving as the perfect canvas for the next homeowners to craft a truly exceptional family home.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Hall

19' 0" x 6' 7" (5.80m x 2.00m)

Lounge

11' 10" x 24' 11" (3.60m x 7.60m)

Dining Room

11' 10" x 8' 2" (3.60m x 2.50m)

Kitchen

11' 10" x 10' 2" (3.60m x 3.10m)

Utility

8' 2" x 6' 3" (2.50m x 1.90m)

Wc

5' 7" x 3' 3" (1.70m x 1.00m)

Conservatory

11' 8" x 18' 1" (3.60m x 5.50m)

Landing

Bedroom 1

11' 6" x 12' 2" (3.50m x 3.70m)

En-suite

8' 10" x 6' 3" (2.70m x 1.90m)

Bedroom 2

11' 6" x 11' 2" (3.50m x 3.40m)

Bedroom 3

8' 6" x 11' 2" (2.60m x 3.40m)

Dressing Room/ Office

8' 10" x 6' 3" (2.70m x 1.90m)

Bedroom 4

12' 2" x 1' 8" (3.70m x 0.50m)

Bathroom

8' 6" x 7' 3" (2.60m x 2.20m)





Front Garden

Rear Garden

Garage

Double Garage

Off Road

5 Parking Spaces

Nailsea:

Nailsea, a vibrant town in North Somerset, England, blending history, modernity, and natural beauty. It combines rural tranquillity with urban conveniences, boasting shops, boutiques, and local businesses. Nature lovers relish the green spaces, parks, and nature reserves for outdoor activities. Families thrive with excellent schools and amenities, and community events foster togetherness. Nailsea's location grants easy access to Bristol's vibrancy and the North Somerset coastline. Whether seeking culture, shopping, or beach days, it's all nearby. With heritage, nature, and a thriving community, Nailsea offers a fulfilling lifestyle. Experience the charm of this delightful town and embrace the best of both worlds.





Ground Floor



First Floor



Sketch plan for illustrative purposes only
Plan produced using PlanUp.

17 The Bramleys, Backwell



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