



17 Nailsea Park
Nailsea, Bristol, BS48 1BA

Robin King | Estate Agents

17 NAILSEA PARK, NAILSEA, BRISTOL, BS48 1BA

A hugely flexible 5-bedroom home with outstanding annexe accommodation and level gardens in a great location that is ideally placed for schools, parkland and amenities and has easy access to Bristol and beyond.

APPROX 2,213 SQ. FT ACCOMMODATION • 5 DOUBLE BEDROOMS • 3 RECEPTION ROOMS • TWO GARAGES AND AMPLE DRIVEWAY PARKING • PRIVATE GARDEN • WELL PRESENTED CONTEMPORARY STYLING • HIGHLY FLEXIBLE ACCOMMODATION WITH ATTACHED ANNEXE • SOUGHT AFTER LOCATION IN NAILSEA • NAILSEA & BACKWELL STATION WITHIN 1.1 MILES FOR MAINLINE RAILWAY SERVICES – PADDINGTON FROM 114 MINS • ACCESS TO M5 WITHIN 5.7 MILES AT JUNCTION 20 (CLEVEDON) • BRISTOL AIRPORT 6.1 MILES • CENTRAL BRISTOL 8.7 MILES (ALL DISTANCES/TIMES APPROX)

17 Nailsea Park is an exceptionally spacious and beautifully presented 5-bedroom detached family house which offers highly flexible accommodation, including an annex with a connected yet self-contained wing which provides numerous opportunities. The layout is ideal for extended or blended families, or for those who need high-quality living space for a multi-generational household.

It is an inviting home that has been impeccably decorated and stylishly updated with thoughtful improvements. Additionally, the location is incredibly convenient, with Nailsea Park providing easy access to excellent nearby schools, parks, and town centre amenities, all just a five-minute walk away.

The welcoming reception hall features practical storage for coats and shoes together with a downstairs cloakroom. To the left the spacious, dual aspect sitting room has sliding patio doors that open to the rear garden and dining terrace beyond, creating a seamless indoor-outdoor flow. The second reception area, an elegant dining room, offers views over the walled forecourt and Nailsea Park.





The kitchen has been beautifully updated and has a range of high gloss wall and floor cabinets, deep pan drawers, an eye-level oven with grill, a gas hob with a feature extractor and integrated appliances, including a fridge and dishwasher. A breakfast bar separates the kitchen from the adjoining breakfast and utility area which includes large larder cupboards with integrated electric sockets, allowing for concealed kitchen devices and freeing up counter space. There's also a door to the integral garage and a cosy informal seating area with access to the rear garden.

Upstairs, a generous landing leads to the bedrooms. Each bedroom in this house is a double room, and both wings of the property are interconnected. The principal bedroom suite is a bright and spacious retreat, featuring two windows with views of the rear garden, two built-in wardrobes with sliding mirrored doors, and a generous dressing area. The ensuite bathroom includes a large walk-in shower.

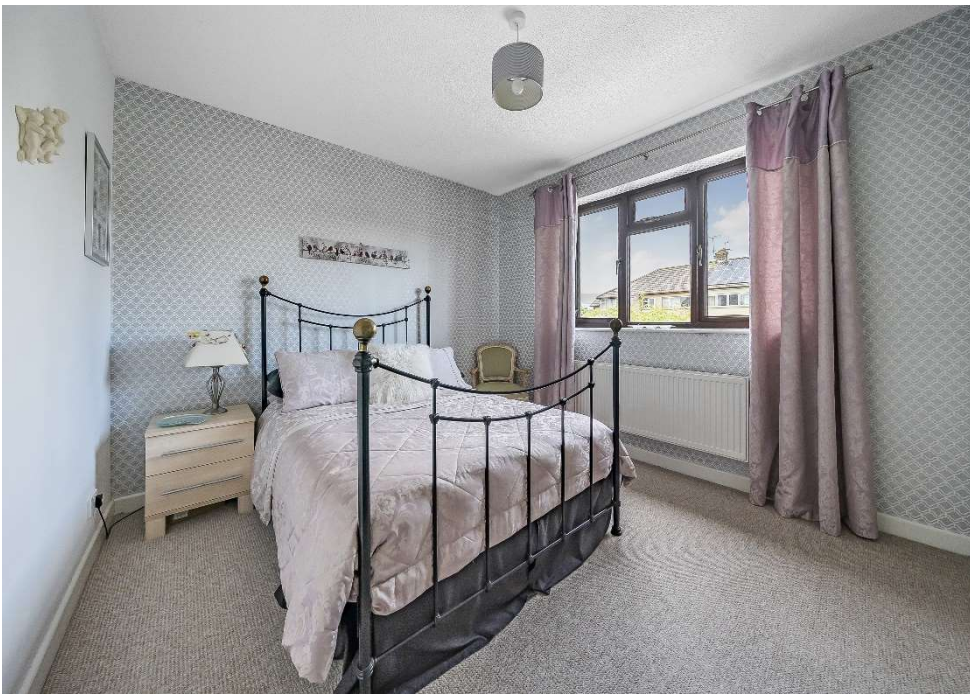
Completing the upstairs accommodation is a family bathroom with both a bath and shower.

Annexe

Modern and stylish, downstairs, there is a stunning open-plan living/kitchen/dining area with a part-vaulted ceiling and large sliding patio doors that open to the patio and garden. The kitchen which has underfloor heating is impressively equipped with grey high-gloss wall and floor cupboards complemented with laminate countertops. Integrated appliances include an eye-level oven with a microwave above, a full-size dishwasher and fridge, and a concealed washing machine. A breakfast bar provides additional seating. A door leads to the integral garage, and stairs rise to the first floor.

Upstairs, the annex offers two very spacious double bedrooms, one facing the front and the other overlooking the rear. The bathroom is well-appointed with a walk-in shower enclosure with a rain head shower, a back-to-wall WC, a large wash hand basin with a vanity unit, and a towel rail radiator. The bathroom also benefits from electric underfloor heating. Currently, a door connects the annex to the main house landing, which could be locked or removed to fully separate the two spaces.







Outside – The house is accessed via a 5-bar gate leading to a wide, level driveway within a walled forecourt. The driveway provides parking for several cars and leads to two integrated garages, both equipped with electric roller doors, lighting, and power. A gate on one side allows access to the rear garden, which is designed for low maintenance. Two large patios offer attractive seating areas, complemented by a level lawn with mature borders enclosed by timber panel fencing and walls, ensuring a high degree of privacy.

Location – The town of Nailsea has an excellent range of amenities including a library, health and sports centres/clubs and churches along with schooling from infant to senior level. There are good shopping facilities, including a Waitrose supermarket, within the Crown Glass pedestrian shopping centre, along with various pubs, cafes and restaurants. Mainline train services are available from Nailsea & Backwell Station (within 1.5 miles) with a regular service to Bristol and beyond. Junction 20 of the M5 (Clevedon) is within 6 miles



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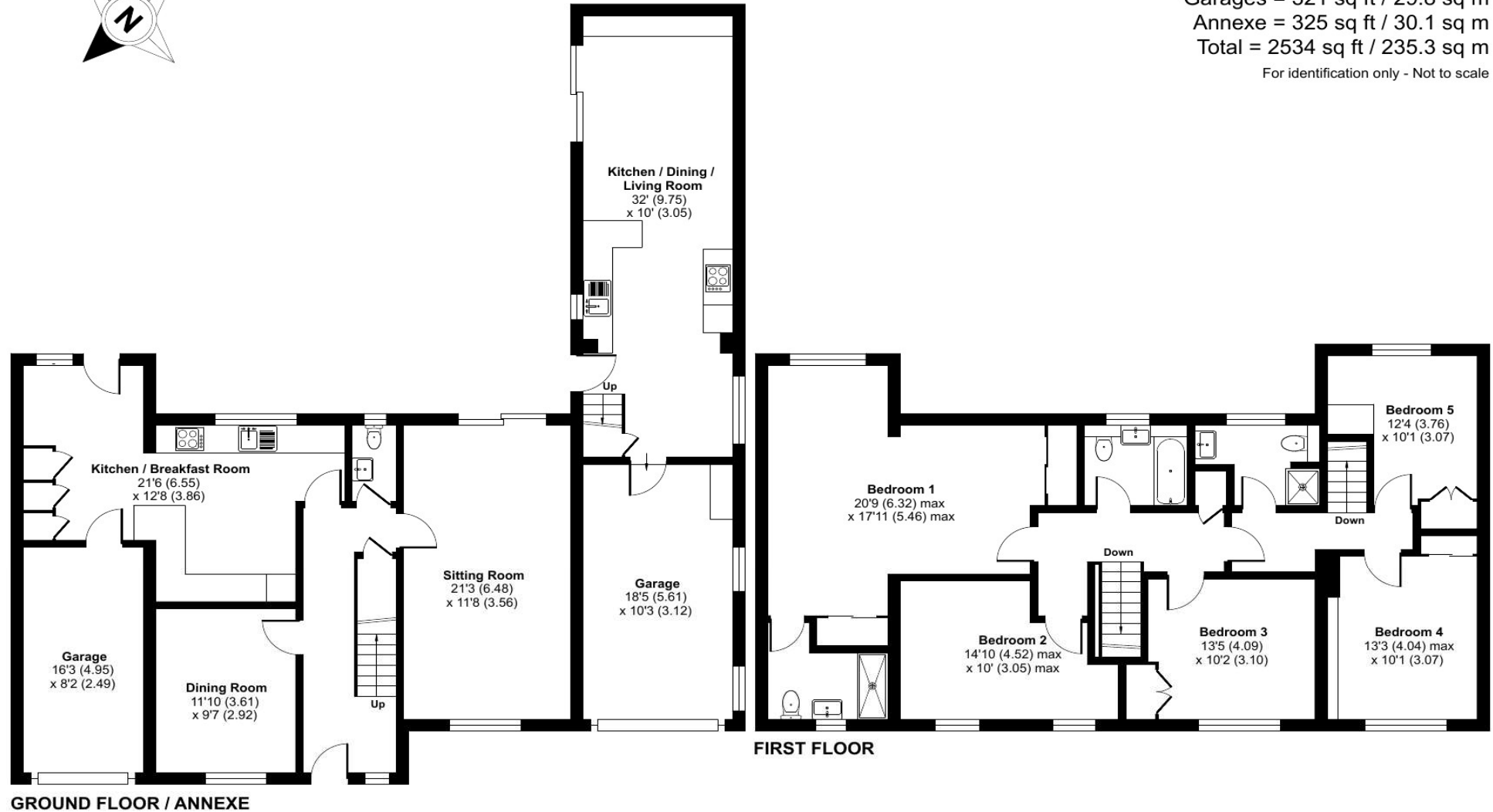
Approximate Area = 1888 sq ft / 175.4 sq m

Garages = 321 sq ft / 29.8 sq m

Annexe = 325 sq ft / 30.1 sq m

Total = 2534 sq ft / 235.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checom 2024. Produced for Robin King LLP. REF: 1161395

Important Notice:

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property

DIRECTIONS – from Robin King Offices turn right on to A370 heading towards Bristol. After 4.5 miles turn left on to Station Road. Follow this for 1.5 miles when it will turn into Bucklands Batch, after approx. 1 mile turn left to Nailsea Park. Number 17 will be on the left.

SERVICES – All mains services

EPC RATING - D

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144

COUNCIL TAX BAND - E £2,647.27 (2024/25) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



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