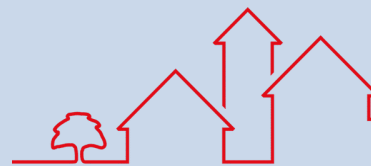




33 Ash Hayes Drive, Nailsea

Guide Price **£615,000**



Parker's

Estate Agents & Property Lettings



33 Ash Hayes Drive

Nailsea, Bristol

This exceptional four-bedroom detached home, located in a highly sought-after area, has been meticulously refurbished to a high standard. Offering a harmonious balance of contemporary design and practical living, it's the perfect home for modern family life.

Upon entering, you are welcomed by a light-filled hallway featuring stylish crittall-style glazed doors. These doors provide a view straight through the lounge, into the kitchen, and beyond the garden, creating a sense of space and flow throughout the home. The lounge itself is warm and inviting, with a wood burner adding character and comfort.

At the rear of the property, the open-plan kitchen/dining/family room is a true showstopper. Designed with both functionality and entertaining in mind, it features a substantial island, premium integrated appliances, and sleek finishes. Bi-fold doors open seamlessly to the rear garden, offering the perfect setting for alfresco dining and indoor-outdoor living. Set off the kitchen is a useful utility room and a separate WC. There is also internal access to the garage, offering added convenience. The insulated integral garage presents the potential for conversion into additional living space, such as a home office, gym, or playroom, should you require it.

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On the first floor, you'll find four generously sized bedrooms, two of which feature vaulted ceilings that add character to the space without compromising head height. The principal bedroom boasts a luxurious ensuite shower/wet room and a built-in wardrobe, while the remaining bedrooms are well-proportioned and served by a sleek and contemporary family bathroom.

The property has been fully refurbished to a high standard, including a new roof constructed to current building regulations and enhanced insulation throughout, significantly improving the EPC rating. Additionally, the infrastructure for an air-source heat pump has been pre-installed, enabling easy future installation and potential eligibility for a government grant.

To the front of the property, a path leads to the entrance, bordered by a well-maintained lawn and a parking area that provides convenient access to the garage. Gated side access leads to a generous rear garden, featuring both a patio and a lawn. This outdoor space is perfect for a young family, offering a great blank canvas to add your personal touch.

With no onward chain, this beautifully updated property is move-in ready, awaiting your vision to make it your own.



Hallway

Lounge

13' 9" x 16' 9" (4.20m x 5.10m)

Kitchen/Diner/Family Room

20' 0" x 19' 0" (6.10m x 5.80m)

Utility

4' 7" x 6' 11" (1.40m x 2.10m)

Wc

2' 11" x 6' 11" (0.90m x 2.10m)

Garage

15' 9" x 7' 10" (4.80m x 2.40m)

Landing

2' 11" x 14' 5" (0.90m x 4.40m)

Bedroom 1

14' 5" x 8' 10" (4.40m x 2.70m)

En-suite

7' 3" x 5' 3" (2.20m x 1.60m)

Bedroom 2

11' 6" x 10' 2" (3.50m x 3.10m)

Bedroom 3

10' 10" x 8' 10" (3.30m x 2.70m)

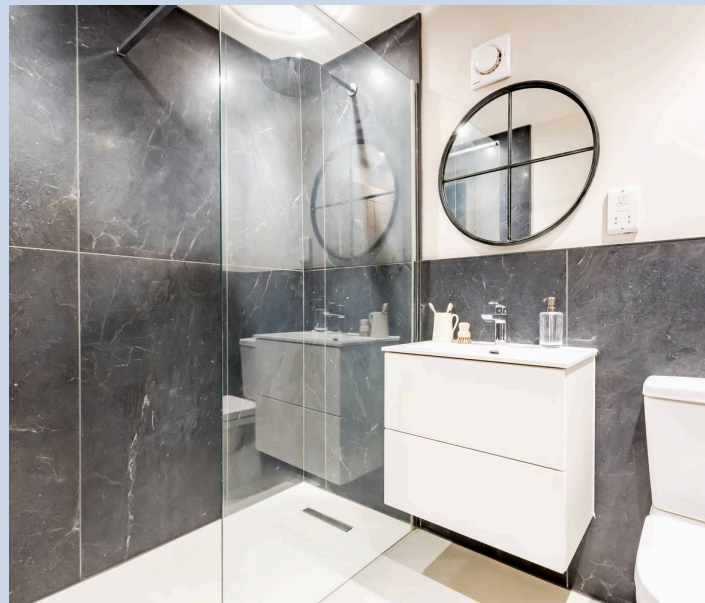
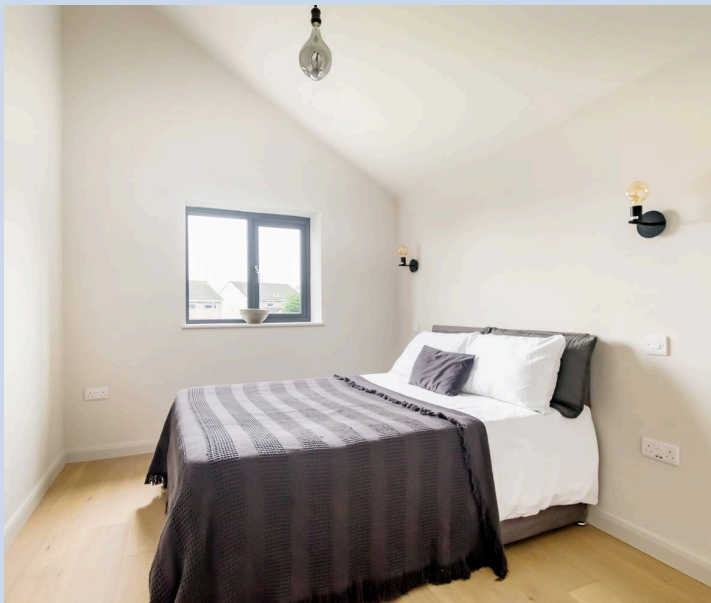
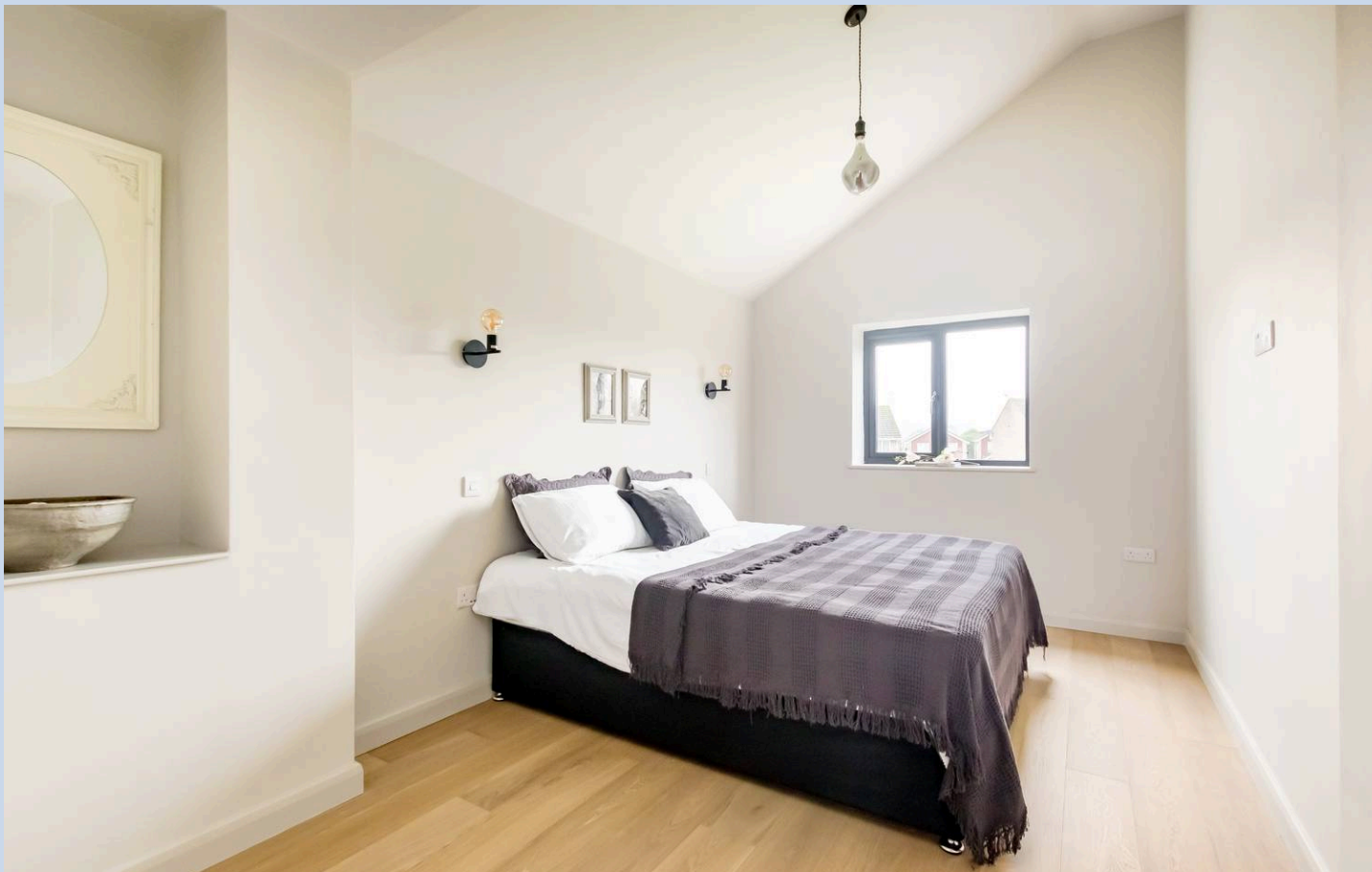
Bedroom 4

9' 6" x 6' 3" (2.90m x 1.90m)

Bathroom

8' 2" x 5' 7" (2.50m x 1.70m)





FRONT GARDEN

REAR GARDEN

Driveway

1 Parking Space

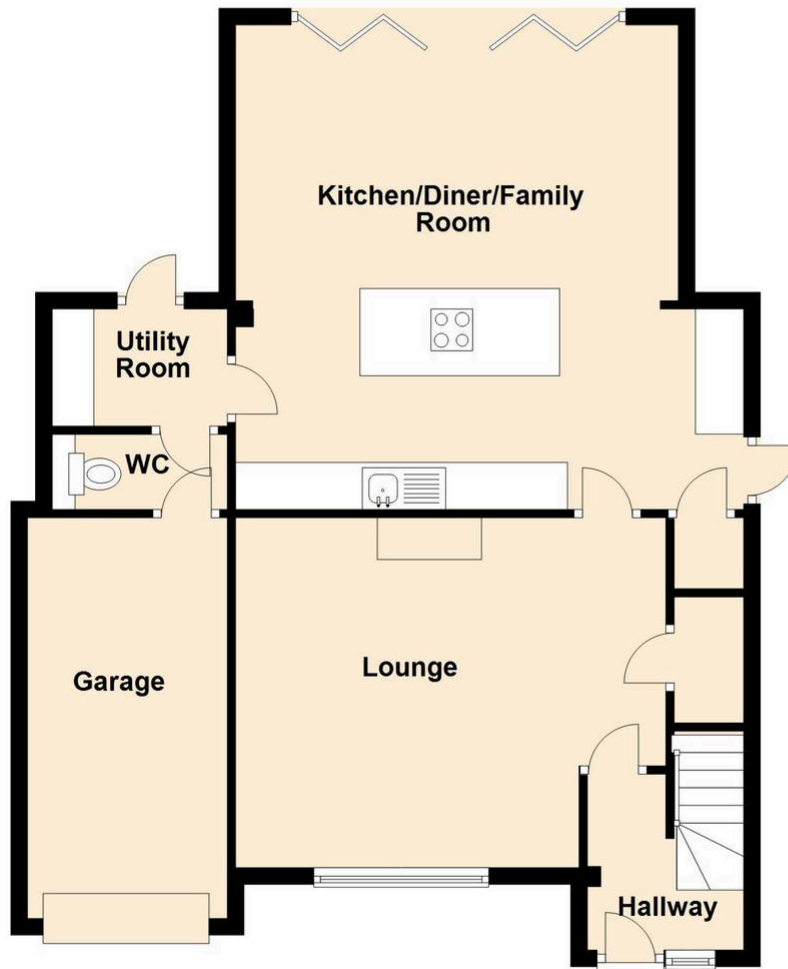
Garage

Single Garage

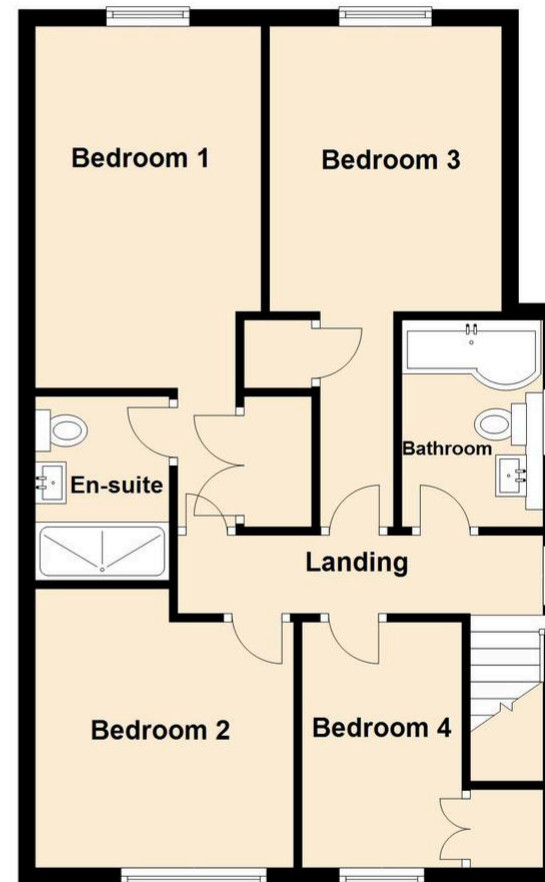
Nailsea is a popular, family-friendly commuter town located 8 miles southwest of Bristol. It offers excellent transport links, including a shared railway station with Backwell, providing direct services to Bristol and London. The town is home to a secondary school with specialist status in Technology and Media Arts, as well as several primary and infant schools, playgroups, and a special needs school, Ravenswood. Nailsea's shopping centre provides a variety of amenities, including banks, cafes, shops, and healthcare services. The town features a diverse range of properties, from charming village cottages to modern executive homes, catering to various preferences and needs.



Ground Floor



First Floor



Sketch plan for illustrative purposes only
Plan produced using PlanUp.

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IMPORTANT NOTICE

For clarification, we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please contact the office prior to viewing the property.

