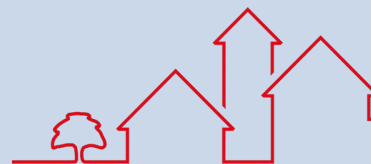




33 Kingsmead, Nailsea

Guide Price **£460,000**



Parker's

Estate Agents & Property Lettings



33 Kingsmead

Nailsea, Bristol

.4-Bedroom Detached House with Off-Street Parking, Garage, and Beautiful Garden

This spacious 4-bedroom detached house offers a fantastic family home with plenty of room and a pretty garden.

As you enter through the front door, you are greeted by a welcoming entrance hall. To the front of the property, you'll find a large lounge that spans the width of the house, providing an abundance of space and natural light. To the rear is a dining room, which could easily serve as another reception room or even a home office, with sliding glass doors leading to the conservatory.

The kitchen is located to the side of the house and offers direct access to the conservatory, which is a wonderful space. Spanning the full width of the property, the conservatory is fitted with radiators, making it a usable room throughout the year. French doors provide access to the garden, and the space is versatile—ideal as a dining room, family room, play area for children, or simply a place to relax while enjoying views of the garden.

For added convenience, there is a downstairs toilet, which offers the potential for a shower if a buyer wishes to make adjustments. Storage space is provided under the stairs.

33 Kingsmead

Nailsea, Bristol

Upstairs, the landing leads to four bedrooms, three of which are generously sized doubles. The family bathroom has been stylishly refurbished, and at the same time, a new combination boiler.

Externally, the property is set back from the road, offering a large front garden and off-street parking for several vehicles. There is also access to the garage, which benefits from lighting and power. The rear garden is a delightful space, with a patio area perfect for outdoor dining in good weather, a well-maintained lawn, borders, a variety of flowers and shrubs, and a pond, adding a tranquil feature to the garden. Side access leads to further access to the garage.

The property is also equipped with solar panels, which are owned and provide cheaper electricity, adding to its energy efficiency.

This home is perfect for those looking for space, comfort, and versatility.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Hallway

Lounge

10' 10" x 21' 4" (3.30m x 6.50m)

WC

2' 11" x 9' 2" (0.90m x 2.80m)

Kitchen

8' 10" x 9' 10" (2.70m x 3.00m)

Dining Room

9' 2" x 11' 2" (2.80m x 3.40m)

Conservatory

15' 9" x 20' 8" (4.80m x 6.30m)

Landing

Bedroom 1

11' 2" x 12' 2" (3.40m x 3.70m)

Bedroom 2

9' 2" x 12' 2" (2.80m x 3.70m)

Bedroom 3

11' 2" x 9' 2" (3.40m x 2.80m)

Bathroom

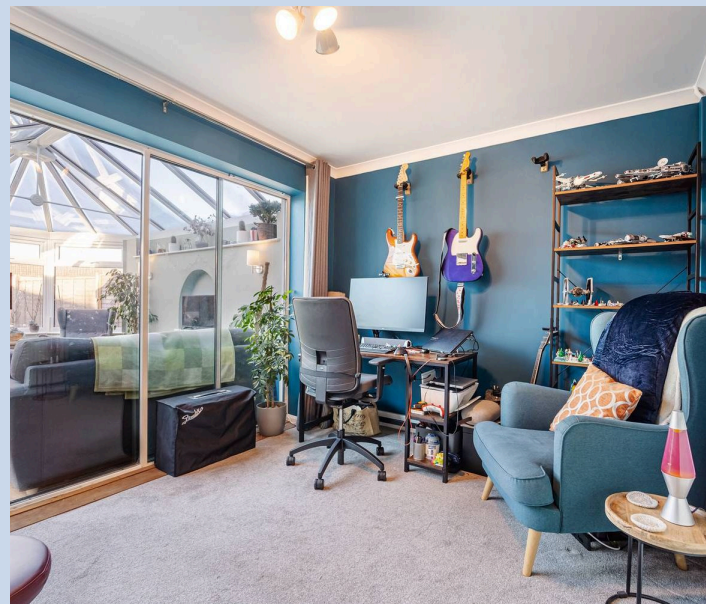
7' 3" x 6' 3" (2.20m x 1.90m)

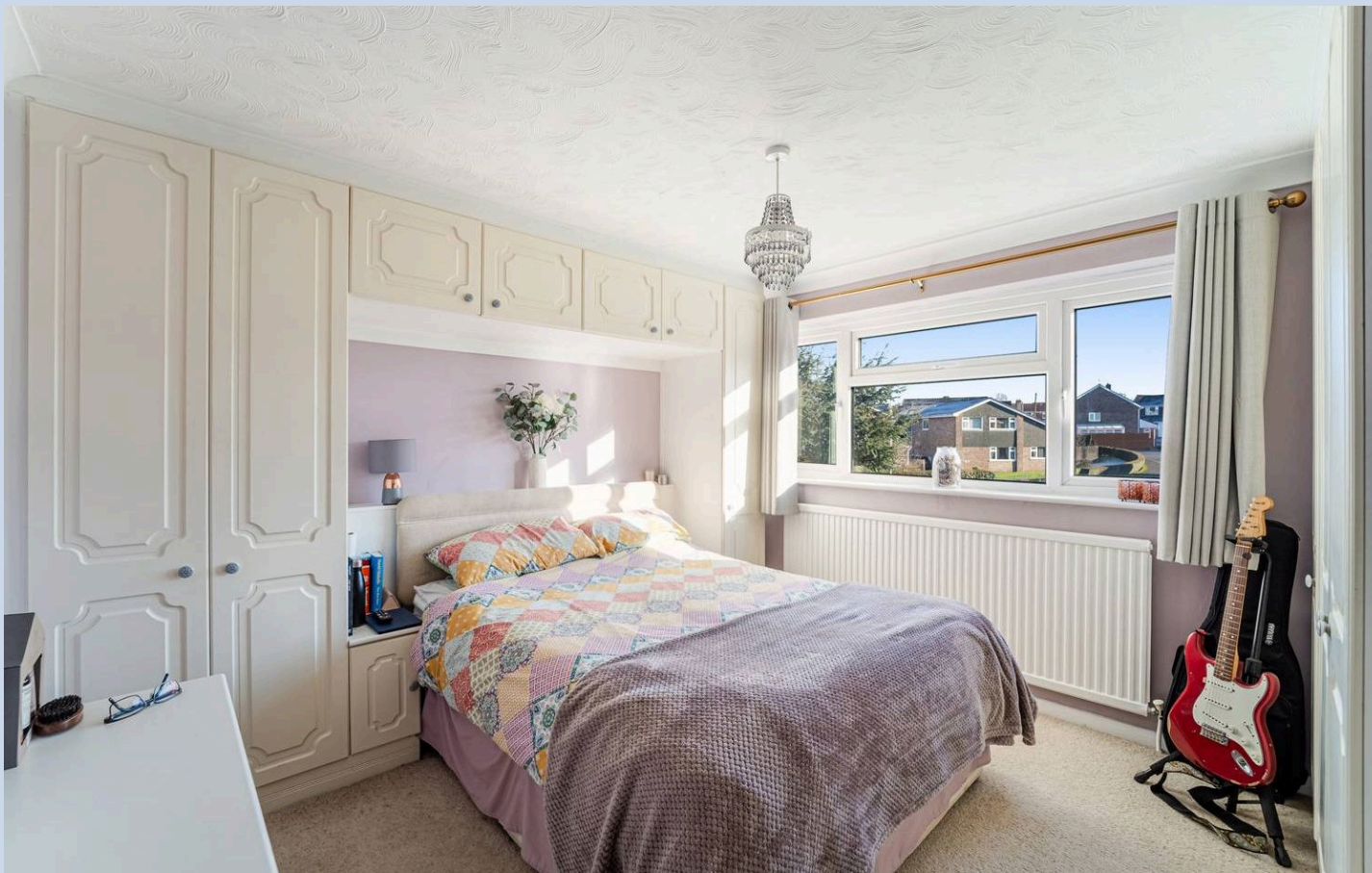
Bedroom 4

11' 2" x 9' 2" (3.40m x 2.80m)

Garage

17' 1" x 7' 10" (5.20m x 2.40m)





FRONT GARDEN

REAR GARDEN

Garage

Off street parking

Nailsea:

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.

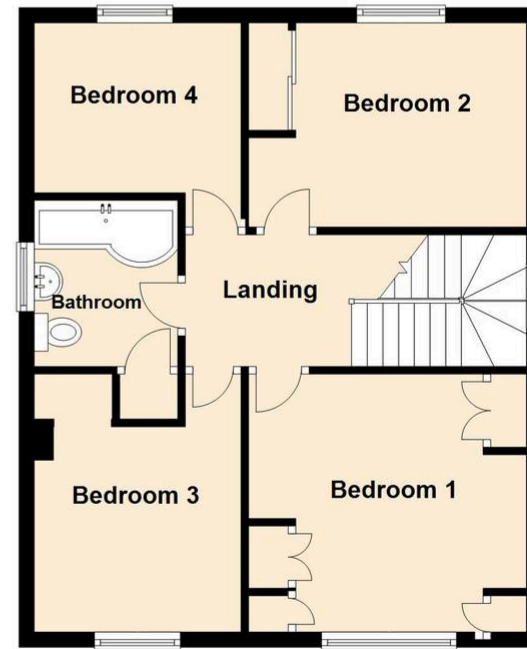




Ground Floor



First Floor



Sketch plan for illustrative purposes only
Plan produced using PlanUp.

33 Kingsmead, Nailsea



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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.

