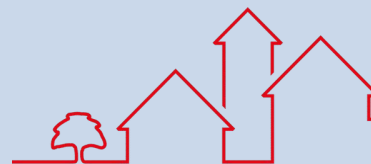




## 14b The Uplands, Nailsea

Guide Price £600,000



# Parker's

Estate Agents & Property Lettings



## 14b The Uplands

Nailsea, Bristol

This well-loved 3-bedroom detached bungalow is tucked away in a private setting alongside just one other house, offering peace and privacy while remaining close to the neighbourhood.

A charming porch with quarry tiles and large windows welcomes you into the light-filled hallway. To the right is a spacious lounge with triple-aspect windows, a cosy gas coal-effect fire, and storage. Adjacent is a versatile dining room, which could serve as a snug or additional reception room, with access to a generous conservatory overlooking the garden.

The hallway leads to a guest WC. The well-equipped kitchen features sleek white units, ample workspace, integrated appliances, and room for dining. A side door opens to the utility room with a washing machine, fridge-freezer, sink, and storage, as well as a side porch—ideal for muddy boots after a countryside walk.

The main bedroom includes storage and an en-suite bathroom. Two further double bedrooms also offer ample storage, and a well-appointed family bathroom completes the layout, along with additional hallway storage.

## I4b The Uplands

Nailsea, Bristol

The property has a private driveway, a paved parking area, and a double garage. The front garden is beautifully maintained, with a stone wall, lush lawns, and various plants. A picket fence provides access to the side porch and storage areas that wrap around the rear, including a greenhouse.

The rear garden is a peaceful retreat with a paved area, gazebo, water feature, and low-maintenance landscaping—perfect for relaxation.

The property also benefits from solar panels, reducing running costs and generating income through energy fed back into the grid.

The owners have found an end-of-chain property and are keen to secure their new home through the sale of this one.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



**Porch**

4' 7" x 7' 10" (1.40m x 2.40m)

**Hallway**

4' 11" x 22' 8" (1.50m x 6.90m)

**Lounge**

16' 1" x 20' 4" (4.90m x 6.20m)

**Snug/Dining Room**

11' 2" x 13' 5" (3.40m x 4.10m)

**WC**

10' 10" x 2' 11" (3.30m x 0.90m)

**Kitchen/diner**

12' 6" x 14' 1" (3.80m x 4.30m)

**Utility Room**

10' 10" x 4' 11" (3.30m x 1.50m)

**Side Porch**

5' 11" x 3' 7" (1.80m x 1.10m)

**Conservatory**

16' 1" x 12' 2" (4.90m x 3.70m)

**Bedroom 1**

13' 9" x 12' 6" (4.20m x 3.80m)

**En-suite**

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

**Bedroom 2**

13' 9" x 9' 6" (4.20m x 2.90m)

**Bedroom 3**

11' 2" x 9' 6" (3.40m x 2.90m)

**Bathroom**

7' 7" x 9' 6" (2.30m x 2.90m)





**FRONT GARDEN**

**REAR GARDEN**

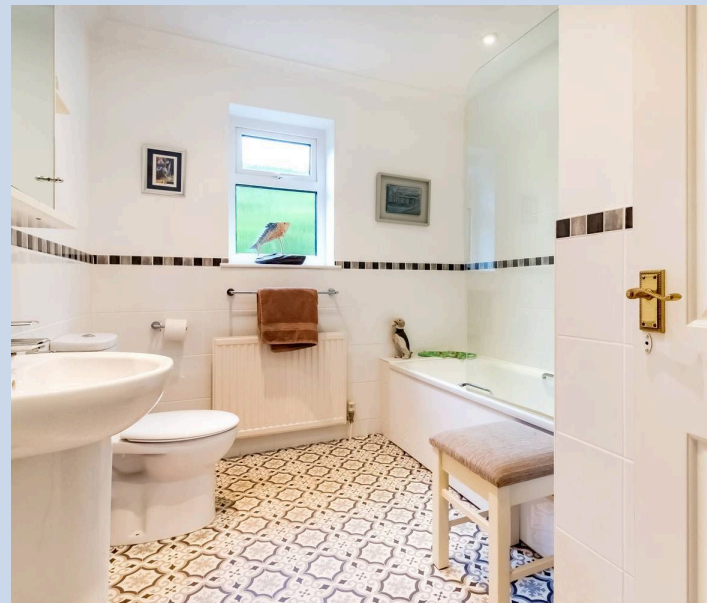
**Off street**

**3 Parking Spaces**

**Double garage**

**2 Parking Spaces**

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



Sketch plan for illustrative purposes only  
Plan produced using PlanUp.

14b The Uplands, Nailsea



## Parker's Estate Agents

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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.

