





# 1 Sunnymede Road

Nailsea, Bristol

A superbly presented detached bungalow on a generous south-facing plot in a sought-after location. It has a stylish, well-balanced interior with three double bedrooms, private garden, garage and offers easy access to Bristol and beyond.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

All Mains Services

- Immaculately Presented Detached Bungalow
- Kitchen/Dining Room With Integrated Appliances.
- Sitting Room With Bi-Folding Doors Opening On To Rear Garden
- Principal Bedroom With En Suite Shower Room
- 2 Further Double Bedrooms & Family Bathroom
- Glorious, Private, Level South Facing Gardens
- Driveway Parking & Detached Garage
- Sought After Sunnymede Road Location
- Well placed For Access To Town Centre, Public Transport Links & Nearby Parkland
- Easy access to Bristol Airport, M5 and mainline railway services (London from 106 mins)











Tucked away on a sought-after road in the heart of Nailsea, this immaculate detached bungalow is ideally positioned within easy reach of the town centre, local shops, transport links, and lovely parkland. Set on a level plot with beautifully maintained, south-facing gardens, the property offers surprisingly generous and well-laid-out living space. Outside, there's plenty of off-road parking, a detached garage with power, and a private rear garden that enjoys the sun all day.

Entered via a composite double glazed front door, the wide and airy L-shaped hallway sets the tone for the home. With UPVC double glazed windows to either side, quality vinyl flooring, two radiators, and loft access via fixed wooden ladders, the space is both practical and light. Doors lead off to the kitchen/dining room, sitting room, all bedrooms, and the family bathroom.

The kitchen/dining room is a modern and sociable space, fitted with a contemporary range of wall and base units topped with granite worksurfaces and matching upstands. There is a built-in eye-level electric double oven, five-ring gas hob with extractor above, and integrated larger fridge, dishwasher, and washing machine. A wall-mounted cupboard houses the 'Worcester' combi boiler. The room is finished with tiled flooring, a radiator, and UPVC double glazed window and door opening to the rear garden.

The sitting room is bright and welcoming, with engineered oak flooring, a wall-mounted flueless gas fire, and an upright radiator. Bi-folding double glazed doors open directly onto the rear garden, offering a seamless connection to the outdoor space. The principal bedroom is a generous double with engineered oak flooring and has a pretty aspect overlooking the rear garden. A door leads through to a fully tiled en suite shower room.





The second bedroom is also a comfortable double, with fitted wardrobes, drawers, and overbed units whilst bedroom three provides further flexibility, ideal as a guest room or study, with a built-in airing cupboard.

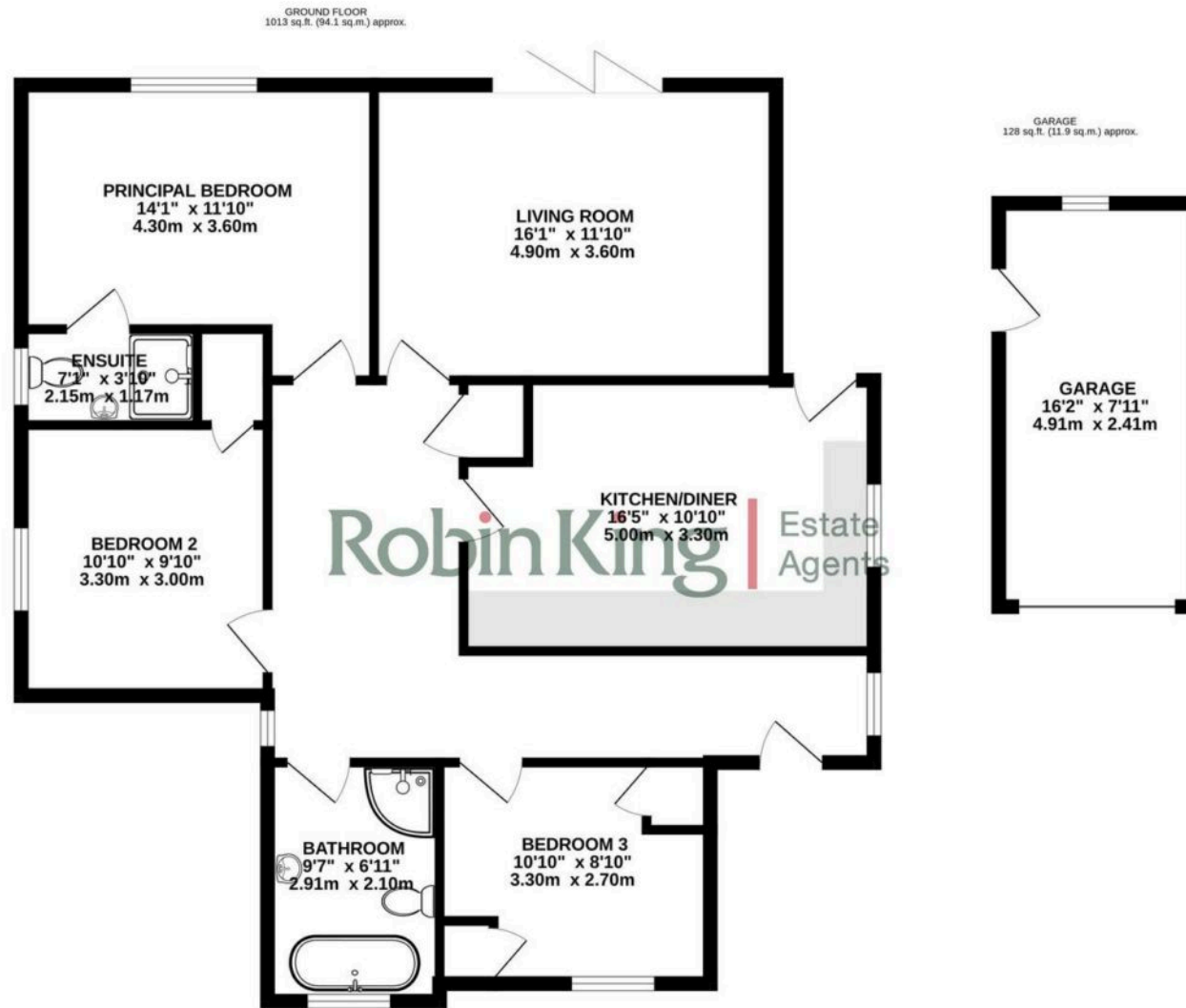
The family bathroom is fully tiled and thoughtfully laid out with a panelled bath, a separate shower quadrant, vanity unit with inset basin, and low level W.C.

**Outside** - To the front, the property is approached via a timber five-bar gate, opening onto an extensive block-paved driveway that offers off-street parking for several vehicles. Enclosed by a combination of natural stone walling and timber fencing, the frontage also includes a neat ornamental gravelled area with established planting. There's an outside tap and gated side access leading through to the rear garden.

The rear garden is fully enclosed with timber panel fencing and benefits from gated access to the front. Wonderfully private and enjoying a sunny, south-facing aspect, the space is thoughtfully designed with an attractive paved patio stretching across the width of the property—ideal for entertaining or relaxing. A second paved area sits just behind the garage, providing additional seating or storage options. A level lawn runs through the centre, bordered by planting along the rear fence.

**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 (London Paddington from 106 mins) with a regular service to Bristol and beyond. There is also easy access to Bristol airport (6.5 miles) and Junction 20 of the M5 (Clevedon) is within 5 miles. (All distances/times approx.)





TOTAL FLOOR AREA : 1141 sq.ft. (106.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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