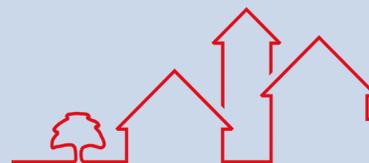




5 Earlesfield, Nailsea

Guide Price **£575,000**



Parker's

Estate Agents & Property Lettings



5 Earlesfield

Nailsea, Bristol

This superb extended detached family home is presented with a stylish and contemporary theme throughout. Located in a popular Cul de Sac on the Western side town, the property is well placed for nearby schools, local shops, open countryside and public transport links.

Offered for sale with no onward chain, the spacious accommodation briefly comprises; Reception Hall, Cloakroom, stunning Kitchen/Dining/Family Room with appliances, Sitting Room and Study/Playroom, four good sized Bedrooms, En Suite Shower room and Family Bathroom.

Outside, a block paved driveway leads to the integral garage with the remainder of the frontage laid to lawn, whilst the rear is fully enclosed, private and attractively landscaped.

5 Earlesfield

Nailsea, Bristol

Reception Hall

Entered by UPVC double glazed door with matching glazed side panel. Stairs rise to first floor accommodation with useful storage cupboard below. Engineered oak flooring and radiator. Doors to Cloakroom, Kitchen/Dining/Family Room, Sitting Room & Study.

Sitting Room

13' 11" x 11' 11" (4.24m x 3.63m)

Decorative recess in chimney breast wall. Radiator. UPVC double glazed window and UPVC double glazed doors open onto rear patio.

Study/Playroom

Radiator & inset spotlights. UPVC double glazed walk in bay window to front.

Kitchen/Living/Family Room

Fitted with an extensive range of wall and base units with granite work surfaces and upstands over. Underhung stainless steel sink with mixer tap. Peninsular breakfast bar. Rangemaster range cooker with granite splashback and extractor over. Integrated fridge/freezer and dishwasher. Engineered oak flooring and radiator. UPVC double glazed window to rear and side. UPVC double glazed French doors opening to rear garden.

WC



Landing

Loft access providing storage and housing combi boiler. Airing cupboard Doors to all Bedrooms and Family Bathroom.

Principal Suite

12' 2" x 10' 0" (3.71m x 3.05m)

Radiator and two UPVC double glazed windows to rear with far reaching views. Door to En-Suite Shower Room.

En-suite

7' 0" x 10' 7" (2.13m x 3.23m)

Tiled and fitted with a white suite comprising; tiled walk in cubicle with electric shower, wall mounted vanity unit with inset basin and low level W.C.. Radiator, extractor and tiled floor. UPVC double glazed window.

Bedroom 2

9' 10" x 9' 8" (3.00m x 2.95m)

Built in double wardrobe. Radiator. Two UPVC double glazed windows to rear.

Bedroom 3

15' 7" x 7' 9" (4.75m x 2.36m)

Radiator. UPVC double glazed window to front. Loft access.

Bedroom 4

8' 6" x 8' 3" (2.59m x 2.51m)

Built in double wardrobe. radiator. UPVC double glazed window to front.

Family Bathroom

6' 5" x 6' 10" (1.96m x 2.08m)

Fully tiled and fitted with a white suite comprising; panelled bath with mixer tap and thermostatically controlled shower attachment, wall mounted vanity unit with inset basin and low level W.C. Heated towel rail and tiled floor. UPVC double glazed window to front.





FRONT GARDEN

Block paved driveway and path to side of property. the remainder is laid to lawn with specimen tree.

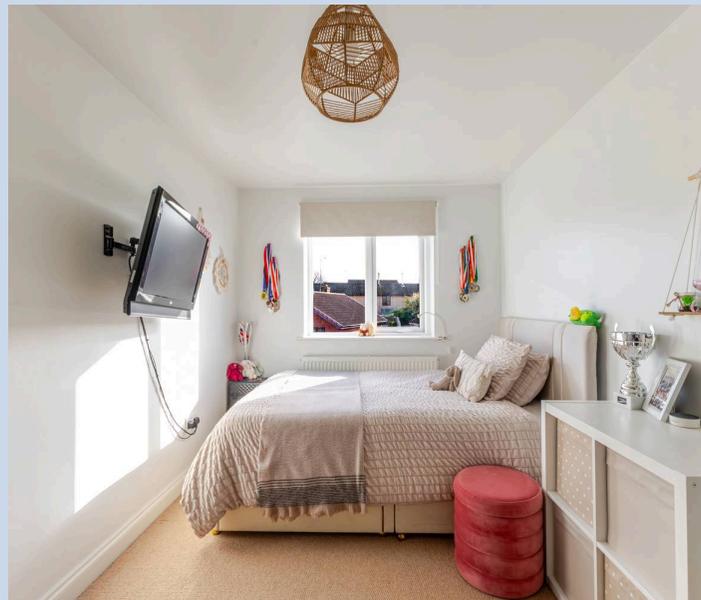
REAR GARDEN

Garage

Single Garage

Nailsea:

Nailsea, a historic town in North Somerset that blends history, modern amenities, and natural beauty. Nestled in picturesque countryside, it offers rural tranquillity with easy access to urban conveniences. The bustling town centre features shops, supermarkets, and local businesses, alongside a mix of historic and contemporary architecture. Nature lovers can enjoy parks, gardens, and nearby reserves, with Ashton Court and Tyntesfield House just a short drive away. Nailsea has excellent transport links by bus, road, and train, along with good schools and community events, making it a great place for families and visitors alike.



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

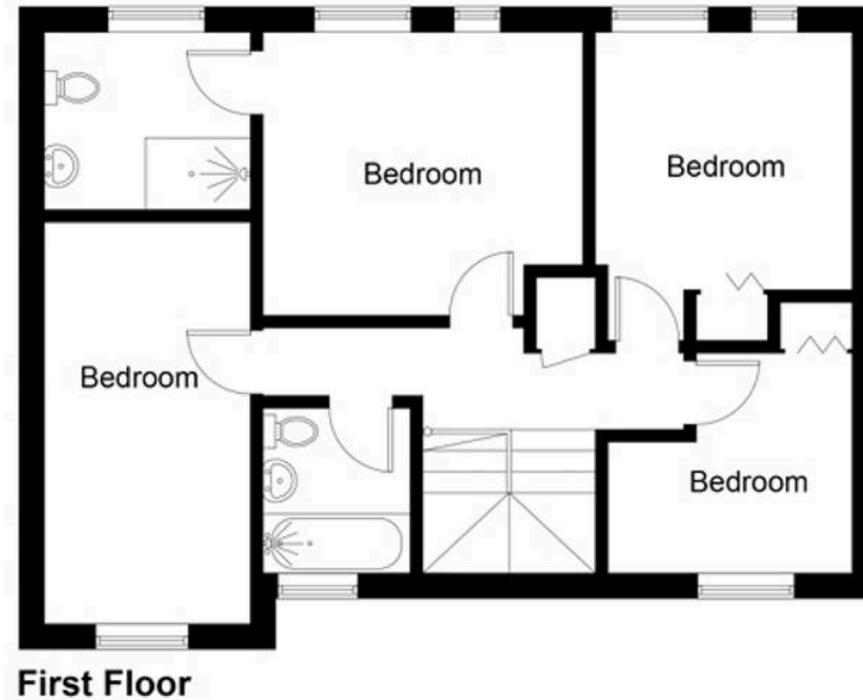
EPC Environmental Impact Rating: C



Floorplan

5 Earlesfield

Approximate Gross Internal Area = 125.4 sq m / 1350 sq ft
(Excluding Garage)





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.

