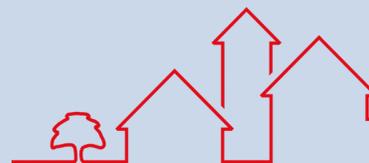




**2 Ashvale Close, Nailsea**  
**£750,000**



**Parker's**

Estate Agents & Property Lettings



## 2 Ashvale Close

Nailsea, Bristol

This superb extended, detached, executive home is located in a popular Cul de Sac with easy level access to local schools, town centre, amenities, municipal parks and parkland as well public transport links and commuter routes.

Offered for sale with no onward chain, the well presented accommodation briefly comprises; Entrance Hall, Cloakroom, Sitting Room, Dining Room and Kitchen/Dining/Family Room, Principal Bedroom with En Suite Shower Room, Guest bedroom with En Suite Shower Room, three further Bedrooms and Family Bathroom. Outside, there are well maintained gardens to the front and rear along with ample driveway parking and a double Garage with electric doors.

## 2 Ashvale Close

Nailsea, Bristol

### Entrance Hall

Entered via UPVC double glazed door with matching side panels. Stairs rising to first floor accommodation. Radiator. Doors to; Cloakroom, Sitting Room, Dining Room and Kitchen/Dining/Family Room, Dining Room.

### Sitting Room

12' 6" x 11' 4" (3.81m x 3.45m)

A bright and airy dual aspect with UPVC double glazed window to front and double glazed window and door to rear. Coal effect gas fire with tiled hearth. Radiator and door to Dining Room.

### Kitchen/Dining Area

20' 11" x 12' 1" (6.38m x 3.68m)

Fitted with a range of wall and base units with square edge work surfaces and upstands over. Inset one and a half bowl stainless steel sink and drainer with mixer tap. Built in electric double oven and microwave oven and gas hob with extractor over. Integrated dishwasher and American style fridge/freezer. Radiator and Karndean flooring. Opening to Family Area and door to Garage.

### Family Area

10' 6" x 8' 5" (3.20m x 2.57m)

Karndean flooring and radiator. UPVC double glazed French doors and windows to rear.

### Dining Room

16' 0" x 10' 1" (4.88m x 3.07m)

Radiator. Two double glazed windows to rear. Door to Hallway.

### Cloakroom

Fitted with a white suite comprising; vanity unit with inset wash basin with mixer taps and tiled splashbacks and concealed cistern low level W.C. Radiator and extractor fan.



### Principle Suite

12' 10" x 12' 4" (3.91m x 3.76m)

A range of fitted wardrobes, over bed units and dressing table. Radiator, UPVC double glazed window and door to rear opening onto to balcony. Door to En-Suite Shower Room.

### En-Suite One

Fully tiled and fitted with a white suite comprising; shower quadrant with thermostatic shower, vanity unit with inset hand wash basin with mixer tap and concealed cistern low level W.C. Extractor fan and heated towel rail. UPVC double glazed frosted window to rear.

### Bedroom Two

15' 0" x 11' 1" (4.57m x 3.38m)

A dual aspect room with UPVC double glazed windows to front and side. Radiator and door to En-Suite Shower Room.

### En-Suite Two

Fitted with a white suite comprising; shower quadrant with electric shower, vanity unit with inset basin with mixer tap and low level W.C. Extractor fan and heated towel rail.

### Bedroom Three

15' 4" x 10' 2" (4.67m x 3.10m)

Radiator. UPVC double glazed window to side and rear.

### Bedroom Four

11' 8" x 8' 2" (3.56m x 2.49m)

Fitted storage cupboard and radiator. UPVC double glazed window to front.

### Bedroom Five

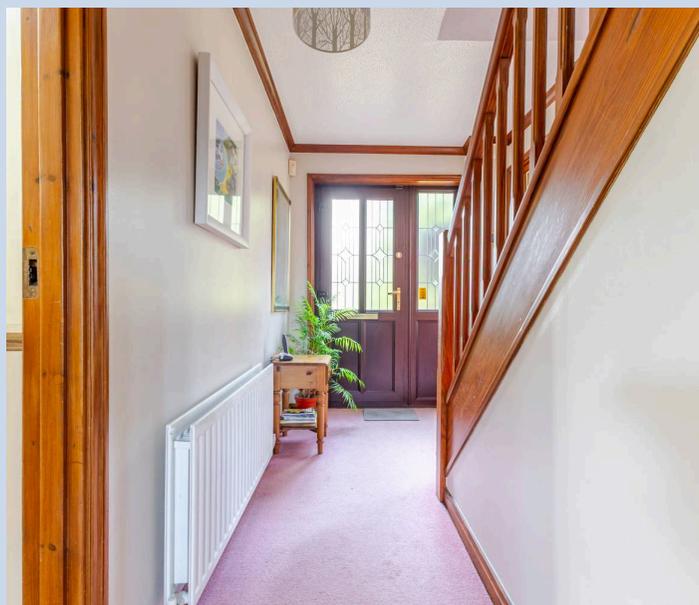
11' 8" x 8' 2" (3.56m x 2.49m)

Radiator. UPVC double glazed window to rear.

### Family Bathroom

7' 11" x 5' 6" (2.41m x 1.68m)

Tiled and fitted with a suite comprising; panel bath with mixer taps, electric shower and glazed screen over, vanity unit with inset basin with mixer tap and low level W.C. Extractor fan heated towel rail. UPVC frosted window to front.





#### **FRONT GARDEN**

Open plan corner plot frontage which is laid to lawn with mature conifers and shrubs and a Tarmac driveway for multiple vehicles.

#### **REAR GARDEN**

Fully enclosed by brick wall and timber panel fencing with secure gated access to the front, the private garden is predominantly laid to paved patio with pathway leading to a second patio area to the rear of the garden and a level lawn which is edged with deep, mature shrub borders. A rank of raised vegetable beds and greenhouse. A timber shed is screened from view to the side of the house.

#### **Double garage**

2 Parking Spaces

Electric up and over door to front. Lighting and power connected. Utility area fitted with a range of base units with roll edge work surfaces over. Inset sink with mixer tap over. Space and plumbing for washing machine, tumble dryer and under counter fridge or freezer. Wall mounted "BAXI" boiler.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



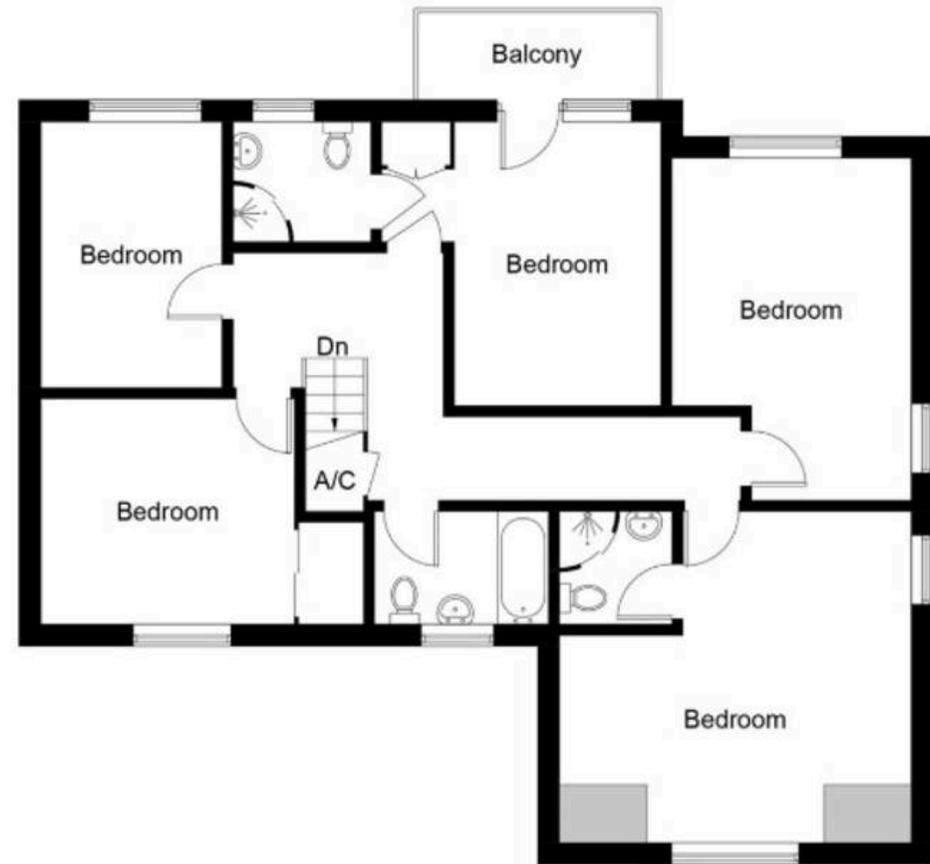


## 2 Ashvale Close

Approximate Gross Internal Area = 199.4 sq m / 2146 sq ft  
(Including Double Garage)



Ground Floor



First Floor



## 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.

