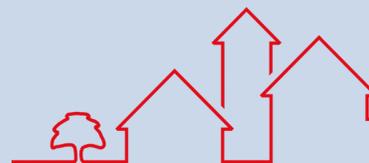


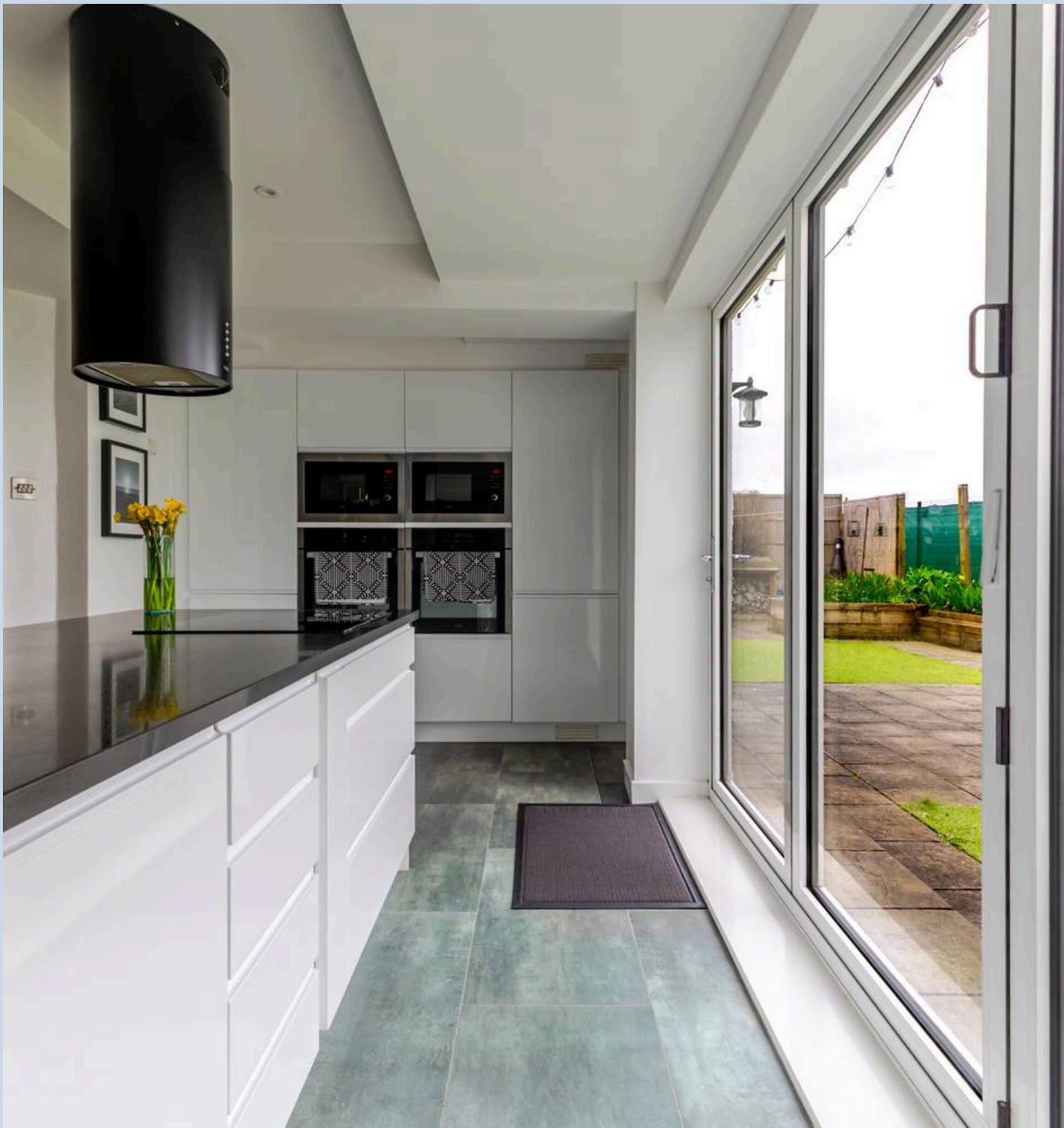


6 Ash Hayes Road, Nailsea
£1,050,000



Parker's

Estate Agents & Property Lettings



6 Ash Hayes Road

Nailsea, Bristol

We are proud to present this bespoke executive detached home, built by renowned local builder, Voke in 1965, and extended, remodelled and updated by the current owners to create the fine and impressive residence that it is today. Sitting auspiciously on its quarter of an acre plot, Hayes Barton occupies a prime position on one of Nailsea's most highly regarded roads and is perfectly placed for access to local schools, the town centre, open green spaces and the mainline train station at Backwell. Immaculately presented throughout, the spacious and well appointed accommodation briefly comprises; on the ground floor, grand Reception Hall, cloakroom, dual aspect Sitting room with wood burner, fabulous Kitchen/Dining/Family Room with integrated appliances and bi-folding doors, Dining room and Utility Room. Whilst on the first floor, there is an imposing landing with seating area, Principal Bedroom with sumptuous En Suite Shower Room, a Guest Bedroom with En Suite Shower Room, plus three further double Bedrooms and a four piece family Bathroom. Outside, there are fully enclosed, well maintained gardens to the front and rear, the latter enjoying an open aspect over playing fields, ample driveway parking and an attached double garage with electric roller door.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

6 Ash Hayes Road

Nailsea, Bristol

Reception Hall

14' 3" x 9' 2" (4.34m x 2.79m)

A most impressive and welcome entrance to this fine home. Entered via composite double glazed door with matching glazed side panels. A glass balustrade staircase to first floor accommodation with useful storage cupboard below. Feature wall with acoustic wood panelling. Radiator and quality vinyl tiled floor. Doors to; Cloakroom, Sitting Room and Kitchen/Dining/Family Room.

Cloakroom

A particularly spacious cloakroom, tiled and fitted with a white suite comprising; vanity unit with inset hand wash basin with mixer tap and concealed cistern low level W.C. Vinyl floor covering and heated towel rail. UPVC double glazed frosted window to rear.

Sitting Room

17' 11" x 12' 11" (5.46m x 3.94m)

A fabulous dual aspect room brimming with natural light, with UPVC double glazed windows to front and rear. Feature sandstone fireplace with inset wood burner. Radiator.

Kitchen/Dining/Family Area

20' 6" x 17' 6" (6.25m x 5.33m)

The heart of the home.

Kitchen Area

Feature central island with drawer and base units with quartz work surfaces over. Underhung one and a half bowl stainless steel sink with flexi mixer tap and an induction hob with suspended extractor fan over. Two built in electric ovens and microwaves. Integrated dishwasher and fridge freezer. Quality vinyl tile flooring throughout. UPVC double glazed bi-folding doors open into rear garden. Doors to Dining Room and Garage.



Dining/Family Area

Feature lighting and inset spotlights. Acoustic style wood panelling. Radiator and UPVC double glazed window to front.

Dining Room

14' 4" x 10' 11" (4.37m x 3.33m)

Double wooden doors reveal a large built in storage cupboard housing 'Worcester' combi boiler and providing ample storage. Radiator and UPVC double glazed sliding patio doors to rear.

Utility Room

10' 8" x 7' 0" (3.25m x 2.13m)

Fitted with a range of wall and base units with roll edge work surfaces over. Inset one and a half bowl stainless steel sink and drainer with mixer tap and tiled splash backs. Spaces for washing machine and tumble dryer. Radiator, extractor fan and vinyl floor covering. UPVC double glazed door and window to rear.

Conservatory

16' 11" x 7' 7" (5.16m x 2.31m)

Formally entered via the Sitting Room, the conservatory is now only accessible from the garden. Of dwarf wall and UPVC construction with UPVC double glazed doors to front and rear with radiator and sockets.

Integral Garage

Electric roller door to front. Lighting and power connected. Door to Utility Room.

Impressive Landing

Spectacularly spacious landing which is naturally lit and provides an ideal study/reading space. Two UPVC double glazed windows to front and three fixed floor to ceiling windows to the rear. Radiator and doors to; all Bedrooms and family Bathroom.

Principal Suite

17' 10" x 12' 10" (5.44m x 3.91m)

Dual aspect with UPVC double glazed windows to front and rear. Radiator and door to En-Suite Shower Room.

En-Suite Shower Room

8' 10" x 5' 8" (2.69m x 1.73m)

Tiled and fitted with a white suite comprising; large walk in shower unit with thermostatically controlled mains fed shower plus a range of vanity units with inset basin and concealed cistern low level W.C. Extractor, heated towel rail and vinyl floor covering. UPVC double glazed frosted window to rear.





Guest Suite

13' 1" x 10' 0" (3.99m x 3.05m)

Radiator and wall lights. UPVC double glazed window to rear.

Door to En-Suite Shower Room.

En-Suite Shower Room

Tiled and fitted with a white suite comprising: Tiled shower cubicle with thermostatically controlled mains fed shower, pedestal hand wash basin with mixer tap and low level W.C. Extractor fan and vinyl floor covering.

Bedroom 3

12' 2" x 9' 0" (3.71m x 2.74m)

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

Bedroom 4

11' 10" x 9' 1" (3.61m x 2.77m)

Radiator. UPVC double glazed window to front.

Bedroom 5

11' 4" x 10' 0" (3.45m x 3.05m)

Radiator and UPVC double glazed window to rear. UPVC double glazed door to balcony.

Family Bathroom

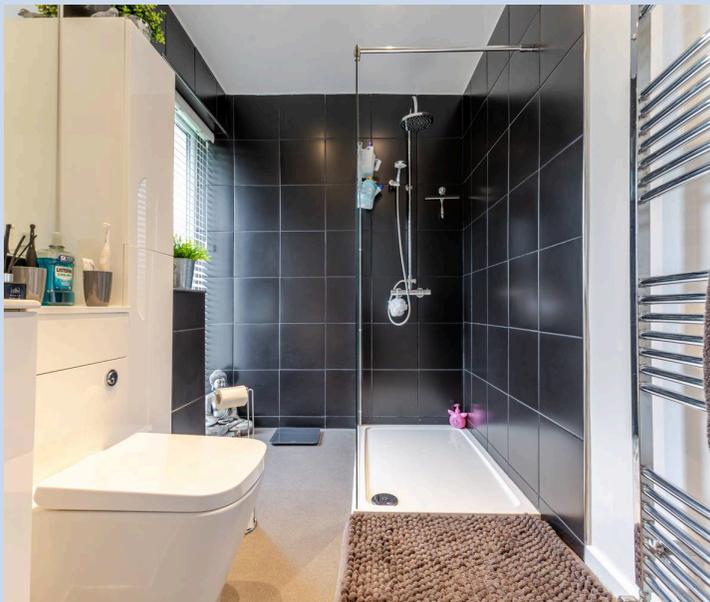
9' 5" x 6' 2" (2.87m x 1.88m)

Tiled and fitted with a white comprising: panelled bath, tiled shower unit with thermostatically controlled mains fed shower, pedestal wash basin and low level W.C. Heated towel rail and vinyl floor covering. UPVC frosted double glazed window to front.

Front Garden

Rear Garden

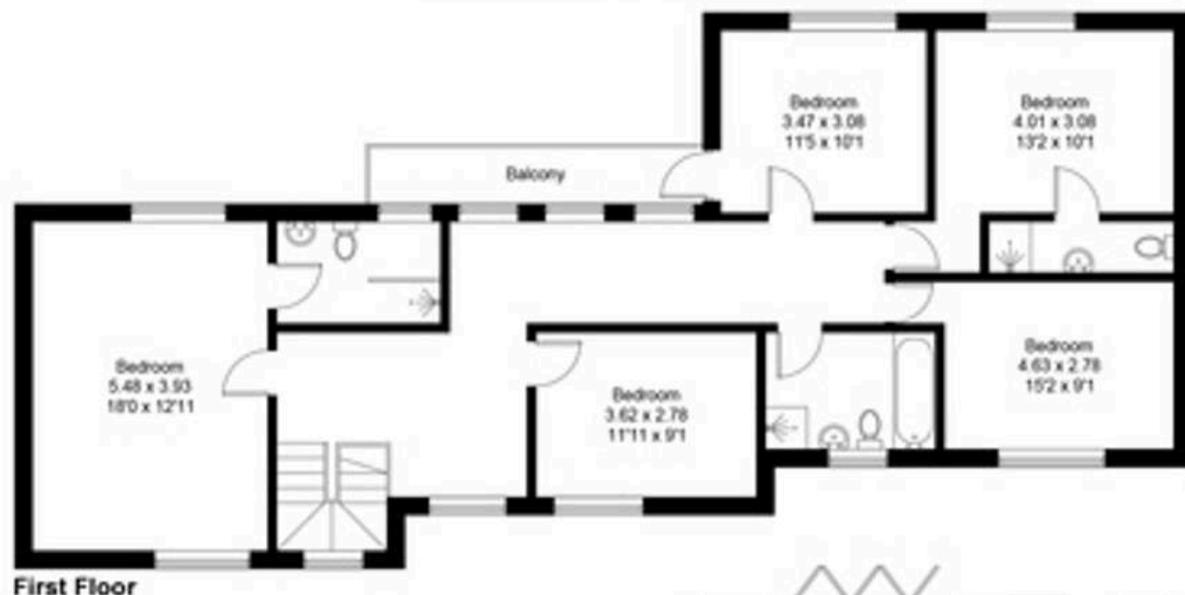
Fully enclosed by timber and metal fencing with gated access to the front. This easily maintained and private garden is predominantly laid to paved patios and pathway intersected with areas of artificial lawn. Also a large selection of Oak edged raised vegetable beds. Outside light and tap.





6 Ash Hayes Road

Approximate Gross Internal Area = 247.2 sq m / 2661 sq ft
(Including Double Garage)



For illustrative purposes only. Not to scale. ID1275472

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Floor Plan Produced by EPC Provision



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.

