



Vynes Way, Nailsea, BS48 2UG

debbie fortune





# 14 Vynes Way, Nailsea, BS48 2UG

Price: £475,000

- Detached family house
- Four bedrooms
- Double Garage conversion to give two extra rooms
- Kitchen diner
- En-suite to master



- Downstairs shower room
- Conservatory
- Off street parking
- Attractive rear garden
- Large timber built shed
- EPC rating C



## DESCRIPTION

This excellent four-bedroom detached family home benefits from off street parking, attractive rear garden and a conservatory but also has the advantage of a large utility room, a garage conversion giving lots of downstairs space, a kitchen-diner area, lounge and a bedroom which has an en-suite wet room. Located on a quiet road in the heart of Nailsea this sizeable property is approached via the off-street parking to the front and a path leading through chippings and shrubs to the side door. The entrance hallway has a door leading into a downstairs shower room, with WC, basin and a recently installed shower. A further door leading to the side room converted from the garage, the kitchen diner and the lounge. The kitchen diner is good size space and has wooden flooring leading into the tiled kitchen area. The kitchen has a range of wall and base units with work surfaces over, range-style cooker with extractor hood over, Belfast-style ceramic sink with flexi mixer-tap over and space for large fridge freezer. A side door then leads out to the garden. The lounge has a feature stone fireplace and surround with inset fire and has the advantage of patio doors which lead out into the rear conservatory with heating and lighting. A further door leads into the utility room to the side, complete with a range of wall and base units with worktops over, with inset sink and drainer and also spaces for washing machine and a fridge or freezer under the worktop. From here there is a door to the side elevation to the garden. The next room used to be the garage and could easily be converted back into a garage if a subsequent buyer felt the need but for now it gives a great size as a further family room, office or playroom currently used as an office. From this room a further door leads into another downstairs room. The combination of these two rooms plus the utility (which could act as a kitchen) means there is vast potential to have it as an annex for family. A door from this room leads back into the hall which has the shower room. Upstairs there are four bedrooms with the master having a fully tiled en-suite with white suite and shower. The family bathroom is also fully tiled with a white suite and shower over the bath, sink and WC. Outside to the rear of the property can be found a patio area to the side of the conservatory with access to a sizeable timber shed for garden storage, chippings leading to a decked area to the rear and side of the conservatory, and a lawned area with a further patio ideal for al fresco dining and a corner pond.

## SITUATION

Nailsea is a suburban town of North Somerset, approximately 8 miles (13 km) southwest of Bristol. The town was an industrial centre based on coal mining in the 16th century and glass manufacture from 1788, which have now been replaced by service industries. The surrounding North Somerset Levels has wildlife habitats and Bucklands Pool/Backwell Lake is a Local Nature Reserve. The well populated town centre includes two major supermarkets, high street banks, coffee shops and a leisure centre. Nailsea is close to the M5 motorway (junction 20) and Bristol International Airport at Lulsgate is 7 miles (11 km) away by road. The airport serves both domestic and international routes, and is one of EasyJet's hub airports. Secondary education is provided by Nailsea School (rebuilt as an Academy in 2009), and primary education by St Francis School, Grove School, Kingshill School and Golden Valley. Churches include the 14th-century Holy Trinity Church and Christ Church, which was built in 1843.

## DIRECTIONS

From our office in Backwell, proceed through the lights in the direction of Nailsea onto Station Road. Pass under the railway bridge, up the hill and turn right into Trendlewood Way. About a mile up on the right-hand side is the turning for Huntley Grove and then turn left into Vynes Way and the house will be found just before the T at the end of the road on the right-hand side.

**We have noticed...** Rarely does a property of this size come to the market in the heart of Nailsea. With lots of downstairs rooms this property has great potential for all the family. Added to this the parking and the attractive rear garden with a cavernous timber built shed this property is really one to view.

**Our vendor says...** We loved the great space in this house and it was perfect for us as a dual occupancy house with family. Combined with a quiet area, a lovely garden and being in a lovely town it was perfect for us.

## MEASUREMENTS

### SITTING ROOM

15' x 12' 06" (4.57m x 3.81m)

### DINING ROOM

13' 03" x 8' 06" (4.04m x 2.59m)

### KITCHEN

11' 09" x 10' 03" (3.58m x 3.12m)

### DOWNSTAIRS SHOWER ROOM

### UTILITY

15' 04" x 7' 11" (4.67m x 2.41m)

### DOWNSTAIRS ROOM ONE

16' 05" x 7' 11" (5.03m x 2.41m)

### DOWNSTAIRS ROOM TWO

12' 03" (extending to 17') x 8' 10"  
(3.73m extending to 5.18m) x 2.69m)

### CONSERVATORY

### MASTER BEDROOM

11' 11" x 10' 06" (3.63m x 3.2m)

### EN-SUITE to Master bedroom

### BEDROOM TWO

12' 11" x 9' 02" (3.94m x 2.79m)

### BEDROOM THREE

10' 10" x 8' (3.3m x 2.44m)

### BEDROOM FOUR

9' 02" x 8' 07" (2.79m x 2.62m)

### FAMILY BATHROOM



## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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debbie fortune ESTATE AGENTS

2-4 Dark Lane, Backwell,  
Bristol BS48 3NP

Tel 01275 406880 [www.debbiefortune.co.uk](http://www.debbiefortune.co.uk)



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