



90 The Maples, BS48

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A four bedroom detached family home located in an established position close to Hannah More park and the highly regarded local schools. The property offers spacious accommodation including a conservatory, downstairs WC and a garage. Located a short walk from local amenities and the town centre this property makes a perfect family home.

### ACCOMMODATION

Lounge, Dining Room

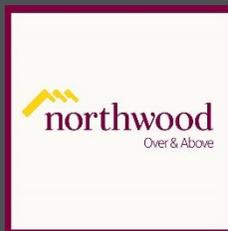
Kitchen, Downstairs WC

Conservatory

Four Bedrooms

Family Bathroom

Garden and Garage





## DESCRIPTION

The property is accessed via a pathway which culminates at the front door, this opens to the entrance hallway, from here a flight of stairs rise to the first floor and internal doors lead to the relevant rooms on the ground floor.

At the front of the house is the lounge, this is a generous principal reception room with two double glazed windows which allow plenty of natural light flow into the room, the lounge also enjoys an outlook over the front garden. The dining room is also accessed off the hallway and leads through to the conservatory which enjoys an outlook over the rear garden, the conservatory also had double doors leading to the rear garden, perfect for entertaining during the summer months.

Next to the dining room is the kitchen. The kitchen is fitted with a range of matching wall and floor units and also includes an integrated dishwasher, oven and electric hob, a door from the kitchen leads to the rear garden. Due to its proximity to the dining room, it may be possible to remove the dividing wall and create an open plan kitchen/dining area, subject to any required consents. A cloakroom with WC and wash hand basin completes the ground floor accommodation.

The stairs from the ground floor lead to the first floor landing, from here there is access to the bathroom with a p shaped bath with shower over a wash hand basin and a WC all of which are finished in classic white.

In total there are four bedrooms located on the first floor. The master bedroom is a spacious room with a broad window allowing an outlook to the front. The 2<sup>nd</sup> bedroom will also accommodate a double bed whilst bedrooms 3 and 4 are comfortable single rooms.

The garden at the front is laid to lawn, the rear garden is also laid to lawn with mature borders and a patio area. The rear garden also benefits from a gateway which leads to the driveway and the garage.

## SITUATION

The property is situated in the popular North Somerset town of Nailsea. The location offers easy access to the cities of Bristol and Bath as well as the larger towns of Weston-super-Mare and Portishead, perfect for commuters. Nailsea is also connected to Bristol via festival way, a largely traffic free route, perfect for commuting to Bristol via bicycle.

Within the town, there are a number of High Street and independent retailers including Waitrose and Tesco supermarkets, banks, coffee shops and a leisure centre. Nailsea also offers highly regarded schooling at infant, junior and secondary levels. There are also a number of independent schools within the region including Clifton College, QEH and The Downs.

Bristol is approximately 8 miles distant; the city is famed for its growing reputation within the business sector and is home to a number of large employers including Rolls-Royce and the MOD. The diverse culture within the city makes it an ideal destination for dining out, with a number of high-quality restaurants and brasseries within the Clifton area and throughout the city. The city is also home to a number of iconic landmarks including Brunel's Clifton Suspension Bridge and the impressive SS Great Britain. The Bristol International Balloon Fiesta is held annually at the Ashton Court estate and attracts balloonists and spectators from all corners of the world.

Bristol also boasts a modern shopping centre in the heart of the city, Cabot Circus which offers a broad spectrum of shops and dining facilities as well as a cinema. On the northern side of the city just off junction 17 of the M5 is the regional shopping centre Cribbs Causeway, again offering a plethora of shops, restaurants and leisure facilities.

The Heritage city of Bath is also within easy reach of the house. Famed for its Georgian architecture Bath is home to the Roman Baths and is a popular destination for locals and tourists. The city also boasts a racecourse for the racing enthusiasts.

The M5 motorway can be accessed via Junction 19 or 20, mainline rail connections to London Paddington are offered at Nailsea and Backwell station as well as Bristol Temple Meads. For those looking to travel further afield, Bristol International Airport is a mere 5 miles away and offers regular domestic and international flights.

## GENERAL

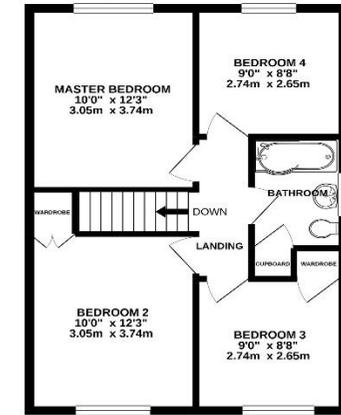
Tenure – Freehold. Services - Mains water, mains drainage, mains gas central heating. Postcode – BS48 4RY. Energy Performance Certificate – Rated D. Viewings - Strictly by appointment with the Vendors agent Northwood 0117 9635777

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GROUND FLOOR



1ST FLOOR



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