

Pring & Co



14 Barns Close, Nailsea, BS48 2JU

THIS IMMACULATELY PRESENTED DETACHED HOME IS SITUATED IN A QUIET CUL-DE-SAC IN A VERY CONVENIENT LOCATION CLOSE TO THE TOWN CENTRE.

This spotless property offers well-proportioned accommodation with an enclosed garden to the rear & a drive to the front with off street parking in addition to the detached double garage. The accommodation is approached through an entrance lobby & hall with cloakroom off. There is a spacious sitting room running from the front to the rear of the property with a feature fireplace & with a conservatory opening onto the rear garden. There is a separate dining room, well fitted kitchen & long lobby to the side of the house. Upstairs there are 4 good size bedrooms, a family bathroom & the principal bedroom has a smart en-suite shower room. The property benefits from gas central heating, UPVC double & triple glazing & an electric roller door to the double garage. The rear garden is enclosed & south facing. It is on 2 levels with a large patio & area of lawn & attractive planting. This is a particularly light & airy home in a highly regarded road where properties very rarely come onto the market.

With NO ONWARD CHAIN, your swift viewing is ENTHUSIASTICALLY RECOMMENDED!

2 Reception Rooms

Highly Convenient Cul-de-Sac Location

4 Bedrooms + En-Suite Shower Room

Double Garage & Drive

Conservatory

Enclosed Gardens

£525,000

01275 880550

www.pringhomes.co.uk



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Entrance Hall



Conservatory



Sitting Room



Sitting Room



Dining Room



Kitchen

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed & they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances / services have been tested & measurements, areas & distances are approximate. Floor plans & photographs are for guidance purposes only. It must not be assumed that the property has all the required planning or building consents. Pring & Co is part of Pring Homes Ltd. Registered office: 94 Whiteladies Road, Bristol, BS8 2QX. Co. No. 7330348.

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Kitchen



Kitchen



Bedroom 1



En-Suite Shower Room



Bedroom 2



Bedroom 3

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Bedroom 4



Shower Room



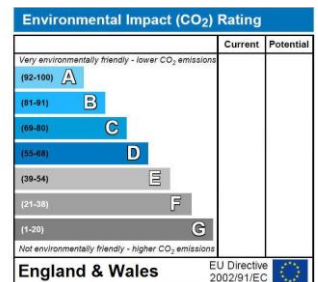
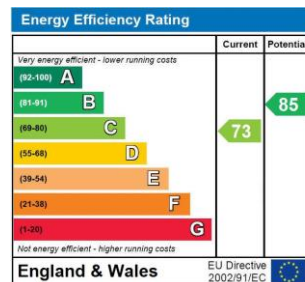
Rear Garden



Lawned Area of Garden



Rear of the Property

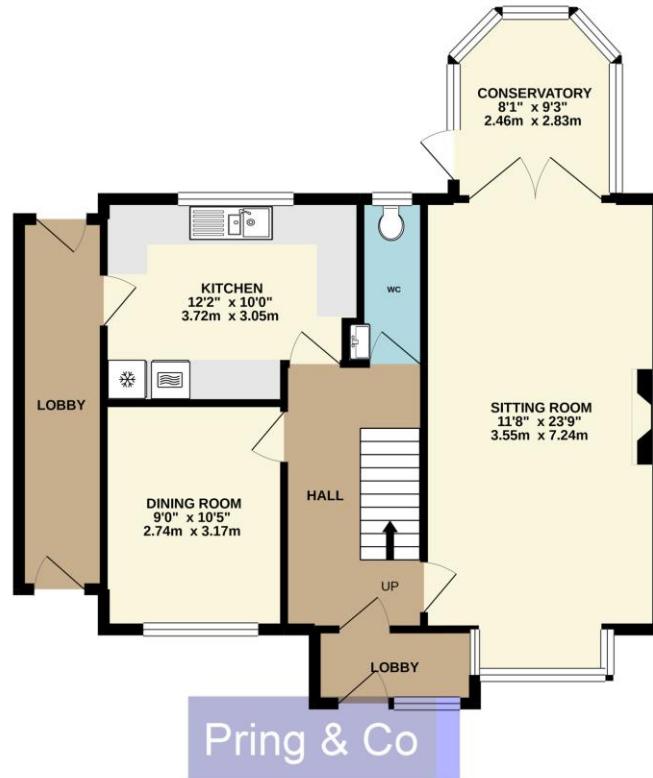


Energy Performance Ratings

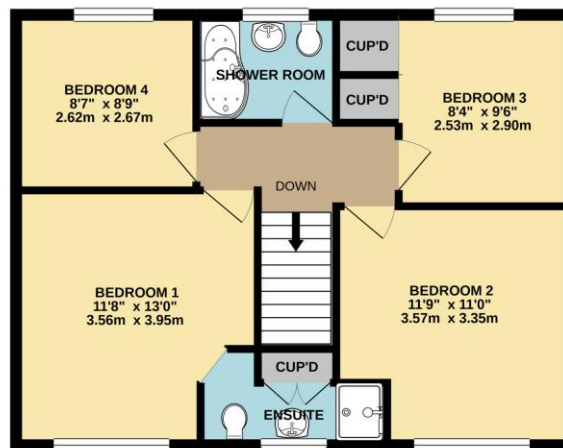
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GROUND FLOOR
779 sq.ft. (72.4 sq.m.) approx.



1ST FLOOR
592 sq.ft. (55.0 sq.m.) approx.



BARNES CLOSE

TOTAL FLOOR AREA : 1371 sq.ft. (127.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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