



1 Abbots Horn, Nailsea, North Somerset, BS48 2DG  
**£320,000 Freehold**

# 1 Abbots Horn, Nailsea, BS48 2DG



- Extended family home
- Three double bedrooms
- Upstairs shower room
- Ensuite wet room
- Two separate reception rooms
- Modern kitchen
- Downstairs wc and utility room
- Off street parking
- Garage
- End of terrace

A lovely three double bedroom home located in a sought after location within Nailsea. The property has been extended to create a third double bedroom on the ground floor with an ensuite wet room. Outside there is a lovely garden with a summer house and to the rear there is gated parking and a garage.

Abbots Horn is located off Silver Street, Nailsea. From this position you are within a short level walk to an array of shops, cafes, restaurants, parks, transport links and supermarkets. Nailsea and Backwell railway station is just a five minute car journey away as is access to the M5 at Clevedon.

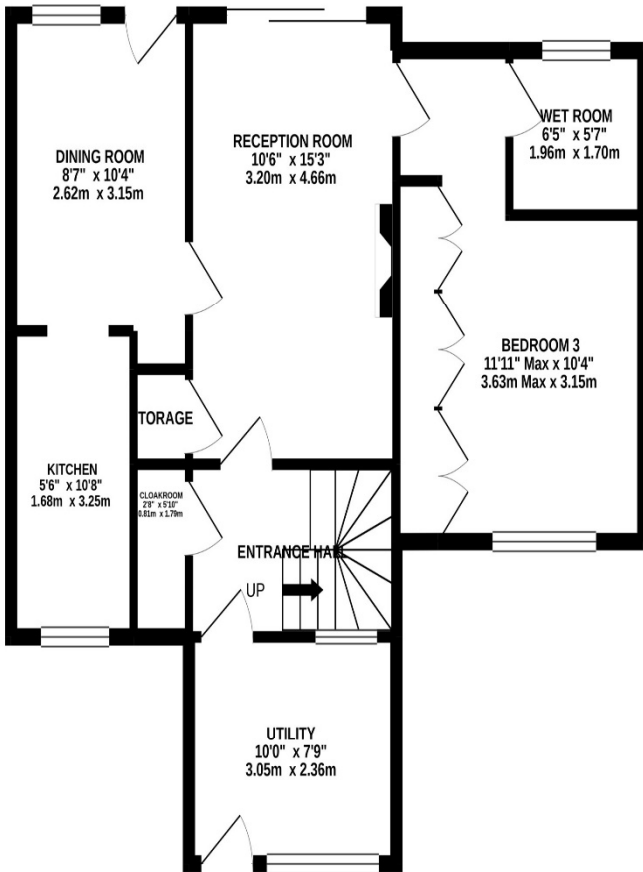




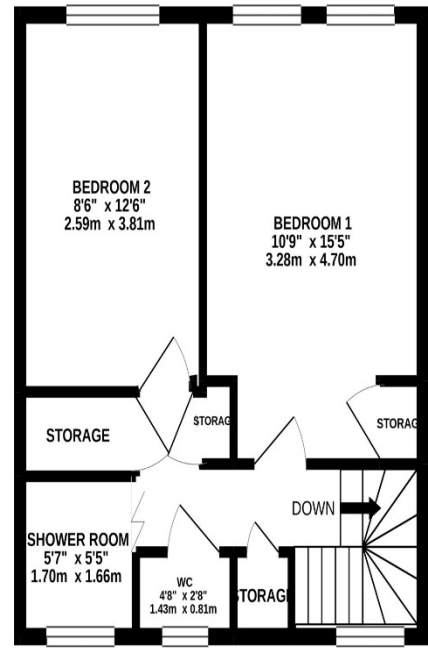
Upon entry (from the rear) you are greeted by a large utility area with storage, space and plumbing for a washing machine and space for an upright fridge freezer. From the utility room there is a door to the entrance hall with stairs to the first floor and ample storage below. The hall has a door to the downstairs wc. There is a further door leading to the main reception room which enjoys views over the pretty front garden. The reception room wood effect flooring and an electric flame effect fire with an attractive surround. There is a built in storage cupboard in the corner of the room and sliding double glazed patio doors to the front . From the main reception room there is a door to the dining room with wood effect flooring, recessed display shelving and views to the front through a large double glazed window. There is a door to the garden and an opening through to the modern kitchen. The kitchen has a good range of base and eye level units giving ample work surfaces. There is a built in double oven, electric hob and extractor fan over, furthermore there is space and plumbing for a dishwasher. The kitchen has a stainless steel sink with a double glazed window over to the rear. From the reception room the current owners have extended this home to offer a third double bedroom with an ensuite wet room. The third bedroom has a range of built in wardrobes and views to the rear and the ensuite has an electric shower and a frosted double glazed window to the front. Upstairs there is a landing with three good sized storage cupboards one housing the gas boiler. From the landing there is access to the two double bedrooms both with views to the front over the garden and over the neighbouring green. On the first floor there is also a shower room with a corner shower cubicle with an electric shower, wash hand basin and vanity storage. There is also a separate wc on the first floor. Outside the front garden is very private being fenced to the sides and rear. There is a large summer house with decked seating area to the front. The garden is mainly paved and has an outside tap and power sockets. The front garden has gated access to the front onto the pathway and the green. To the rear there is hard standing for one car, two timber storage sheds and access to the 17'6 x 9 garage with rafter storage. There are double gates out to the road and a further single gate for pedestrian access.



GROUND FLOOR  
666 sq.ft. (61.9 sq.m.) approx.



1ST FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 1076 sq.ft. (100.0 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	