

HUNTERS®

HERE TO GET *you* THERE



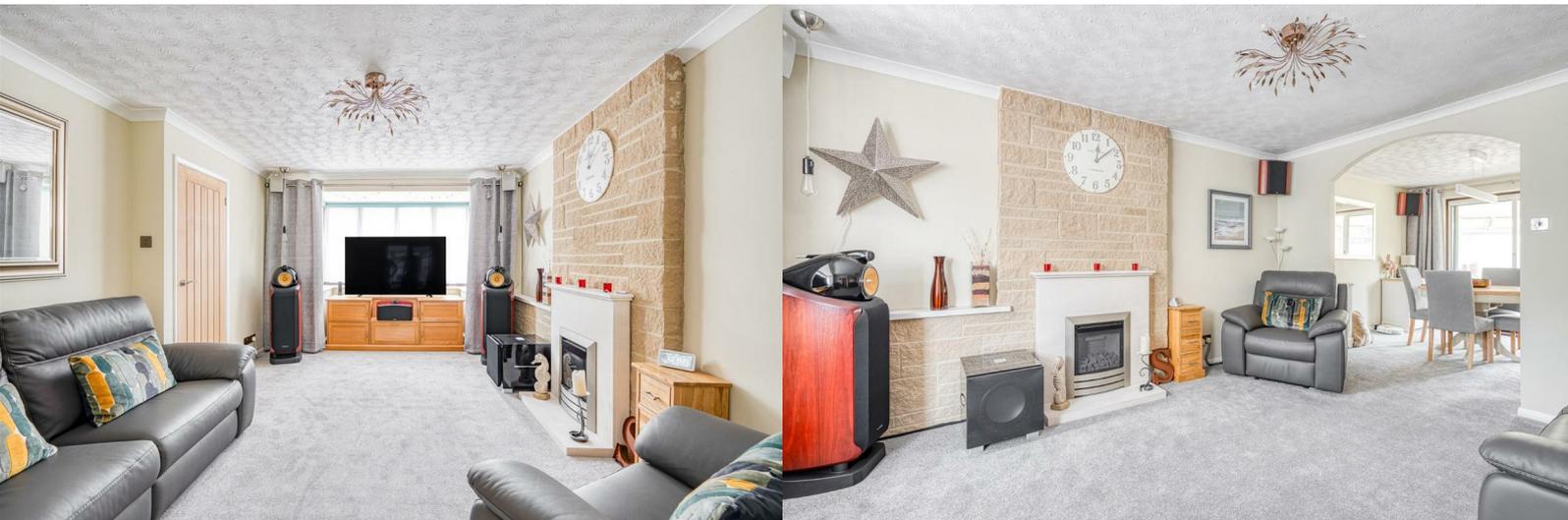
Shetland Way

Nailsea, BS48 2UW

£500,000



Council Tax: D



3 Shetland Way

Nailsea, BS48 2UW

£500,000



Entrance Hallway

14'3" x 6'7" max (4.36m x 2.03m max)

Composite door to front into hallway, radiator, stairs leading to the first floor.

Cloakroom

6'1" x 2'5" (1.87m x 0.74m)

Obscured double glazed window to front, low level WC, wash hand basin, tiled walls, radiator.

Living Room

16'6" into bay x 11'9" (5.03m into bay x 3.60m)

Double glazed bay window to front, electric remote controlled fire in a stone surround, television point, radiator.

Dining Room

10'11" x 9'3" (3.33m x 2.84m)

Sliding door to rear leading into the conservatory, radiator.

Conservatory

11'6" x 10'9" (3.53m x 3.29m)

Patio door to side leading into the garden, tiled flooring, spot lights, radiator.

Kitchen

10'9" x 8'1" (3.28m x 2.47m)

Double glazed window to rear, range of wall and base units with inset sink with instant hot and cold tap over, Neff double oven, Neff induction hob, Neff extractor fan over, integrated dishwasher, storage cupboard., Antico LVT flooring.

Utility Room

7'2" x 6'7" (2.19m x 2.02m)

Double glazed window to rear, patio door to rear

leading to the garden, range of wall and base units, integrated fridge/freezer, space for washing machine, door into garage, radiator, Antico LVT flooring.

First Floor Landing

10'4" x 6'2" (3.17m x 1.90m)

Double glazed window to side, access to loft space, airing cupboard, doors to all first floor accommodation.

Bedroom One

11'9" x 10'4" (3.59m x 3.16m)

Double glazed window to front, mirrored fitted wardrobes, radiator, ceiling fan.

Bedroom Two

11'8" x 10'4" (3.58m x 3.16m)

Double glazed window to rear, fitted wardrobes, radiator.

Bedroom Three

7'11" x 7'2" (2.43m x 2.19m)

Double glazed window to front, radiator.

Bathroom

7'2" x 6'4" (2.20m x 1.94m)

Obscured double glazed window to rear, P shaped bath with electric shower over, low level WC, wash hand basin, partly tiled walls, radiator, shaver point.

Garden

Fully enclosed by fencing and wall, two patio areas, lawned area, decking area, plant border with mature plants, trees and shrubs, outside tap.

Garage And Parking

17'0" x 8'0" (5.20m x 2.44m)

Single garage with electric roller door, power and lighting, base unit with inset sink. Paved driveway providing off road parking.



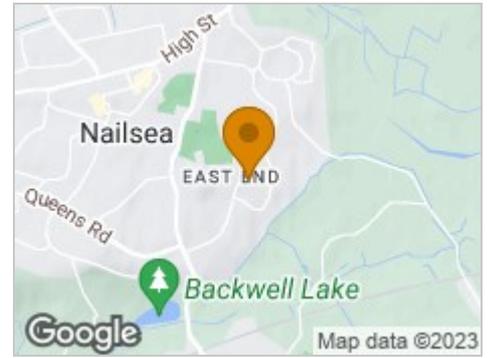
Road Map



Hybrid Map



Terrain Map



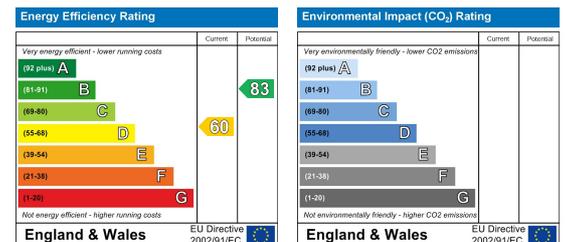
Floor Plan



Viewing

Please contact our Hunters Portishead Office on 01275 840 600 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.