GOODMAN & LILLEY



26 KINGSTON ROAD, NAILSEA, BS48 4RD

26 KINGSTON ROAD

NAILSEA, BS28 4RD

£385,000

SUMMARY

Located in a popular residential area directly opposite a park and playground, this chain free detached family home presents an exciting opportunity for buyers looking to undertake a modernisation project. Approached via a paviour driveway offering off-street parking alongside a lawned front garden, the property benefits from a covered carport and a brick-built garage with a secure side gate leading through to the rear.

The ground floor accommodation opens from a welcoming entrance hall into a ground-floor cloakroom. A bright and generous lounge forms the main living area, featuring a large front window and stairs rising to the first floor with built-in storage beneath. Sliding patio doors open from the adjacent dining room onto the garden, while a serving hatch connects through to the functional kitchen, fitted with oak-style units, a built-in pantry, and direct side access to the driveway.

Upstairs, a bright landing leads to three well-proportioned bedrooms and a family bathroom. The main bedroom includes a comprehensive range of fitted light oak wardrobes and a built-in linen cupboard, the second double bedroom overlooks the rear garden and houses the Vaillant gas combi boiler, and the third bedroom offers a built-in over-stairs wardrobe.

Outside, the rear garden is enclosed by walling and fencing, featuring a split-level paved and paviour patio area, a central lawn surrounded by mature trees and shrubs, and a side storage zone with a timber lean-to shed. A rear access gate opens toward Hannah More Road, completing this versatile property with immense potential.

LOCATION

Situated in a popular, family-friendly pocket of Nailsea, Kingston Road is perfectly positioned for easy access to day-to-day amenities, highly regarded schooling, and excellent commuter links. A local Co-op convenience store is just a short stroll away for everyday essentials, whilst Nailsea town centre which features a wide range of independent shops, cafes, major supermarkets including Waitrose and Tesco, and health services is within easy reach. The area is exceptionally well suited for families, with reputable primary options nearby, such as Hannah More Infant School and Grove Junior School, alongside green spaces, parks, and playgrounds virtually on the doorstep. Secondary education is catered for by Nailsea School with its sixth form, as well as the renowned Backwell School close by. Commuters are superbly served by regular local bus routes, while the nearby Nailsea & Backwell railway station provides direct train services to Bristol Temple Meads and London Paddington. Excellent road connections via the A370 give swift access into Bristol city centre, the M5 motorway network, and Bristol Airport.

ADDITIONAL INFORMATION

Tenure; Freehold
Council Tax Band; D (North Somerset Council)
EPC; D (Valid until 2036)
Services; Mains gas, electric, water & drainage







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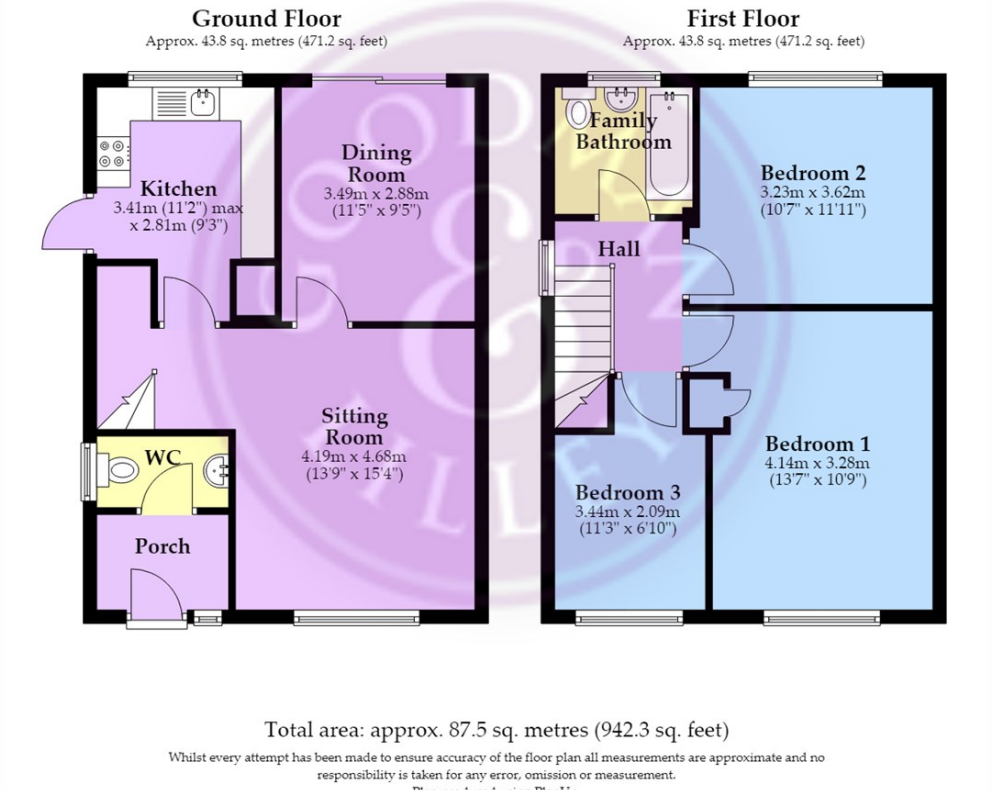








FLOORPLAN



Total area: approx. 87.5 sq. metres (942.3 sq. feet)

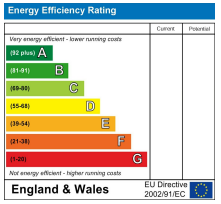
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

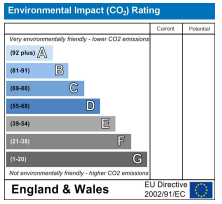
3 Bedrooms
Tenure - Freehold

2 Reception Rooms
Total 942.30 sq ft

2 Bathrooms
Council tax band - D

- Chain free
- Two reception rooms
- Popular Nailsea Location
- Detached corner plot
- Downstairs W/C
- Close proximity to rail and transport links





GOODMAN & LILLEY

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