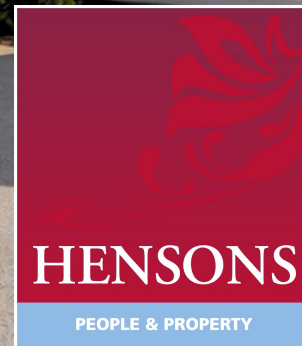




Oxhouse Drive, Parish Brook, Nailsea, North Somerset

Nailsea - Offers in excess of £465,000





A beautifully presented and particularly versatile four-bedroom townhouse, built by Barratt Homes to their very popular Kingsville Special design and offering an impressive arrangement of accommodation over three floors. Designed with modern family life firmly in mind, the property combines bright, adaptable living spaces with excellent energy efficiency, a secluded landscaped garden, driveway parking and a particularly generous garage.

Built in 2023, the house benefits from the majority of its original 10-year NHBC warranty, offering all the advantages associated with a modern home together with a layout that provides considerably more flexibility than might first be expected.

The front door opens into a traditional entrance hall, immediately introducing the clean, contemporary presentation found throughout the house. Wood-effect flooring flows through much of the ground floor, while useful storage, a cloakroom and the staircase to the upper floors are all conveniently positioned off the hall.

At the heart of the ground floor is the impressive open-plan kitchen, dining and family room. This is a wonderfully sociable space, equally suited to busy family life or entertaining, with French doors and adjoining windows drawing in plenty of natural light and creating an easy connection with the conservatory and garden beyond.

The conservatory adds another dimension to the living accommodation, extending the sense of space and providing an appealing additional area from which to enjoy the garden throughout much of the year.

The kitchen itself is very well appointed with a comprehensive range of contemporary wall and floor cupboards, generous work surfaces and tiled splashbacks. Integrated appliances include a gas hob with electric oven/grill and extractor hood, dishwasher and fridge/freezer, while there is also provision for a washing machine. An understairs cupboard provides further useful storage.



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Also on the ground floor is the fourth bedroom, currently arranged as a study. This is an excellent example of the versatility of the Kingsville design, providing a comfortable home office away from the principal living areas while remaining equally capable of serving as a bedroom, playroom or hobby room if required. A cloakroom completes the ground-floor accommodation.

The first floor provides a pleasing separation between the principal reception and sleeping spaces. The living room is a comfortable and well-proportioned reception room overlooking the front of the house, offering a more peaceful place to relax away from the open-plan family space below.

The principal bedroom is also positioned on this floor and enjoys an outlook over the rear garden together with its own en-suite shower room, creating a particularly comfortable main bedroom suite.

The staircase continues to the second floor, where two further double bedrooms provide excellent additional accommodation. One incorporates a particularly useful storage cupboard, while a well-appointed family bathroom serves both rooms. There is also access to the loft from the landing.

Outside, the garden has been designed to be attractive while remaining straightforward to maintain. A paved terrace immediately adjoins the house and leads via a couple of easy steps to a further paved seating area, providing plenty of space for outdoor dining and entertaining. An area of artificial lawn sits to one side, while beyond the terrace is a full-width timber deck with barbecue area. Timber panel fencing provides excellent screening and a side gate gives convenient access to the driveway.

To the front, an established planted border softens the approach to the house, while the tarmac driveway provides good off-road parking and leads to the garage.

The garage is notably generous, extending considerably deeper than many found with modern homes and providing excellent space for parking, storage or recreational equipment. It has an up-and-over door, power and lighting, together with useful storage within the roof space.

Energy efficiency is another important feature of the property. Modern insulation standards, double glazing and an efficient gas combination boiler all help to keep energy consumption and running costs under control. The property currently has an EPC rating of B.

Overall, this is an exceptionally practical modern home whose clever three-storey design offers considerably more versatility than a conventional layout. With four bedrooms, two distinct living areas, two bathrooms, a ground-floor cloakroom, secluded garden, driveway and generous garage, it should appeal particularly to families and those looking for flexible space to accommodate home working without compromising their living or bedroom accommodation.





The Town & Connections to Bristol, Bath and London

Still known affectionately by many as 'the village', Nailsea is the smallest of the four North Somerset towns and particularly well placed for Bristol, with the city approximately 8 miles away.

Oxhouse Drive forms part of the popular Parish Brook development on the western edge of Nailsea, combining the convenience of a modern residential setting with easy access to the town, surrounding countryside and local amenities.

Nailsea offers an excellent range of everyday facilities, including large Tesco and Waitrose supermarkets, a pedestrianised shopping centre with a mix of nationally known and independent retailers, professional offices, two health centres and dental practices. There is also a leisure centre with gym facilities, together with a good selection of cafés, pubs and restaurants, including the highly regarded White Truffle restaurant. In addition to its established shops and services, Nailsea has a well-supported monthly farmers' market and periodic food festivals, adding to the strong sense of community within the town.

Despite its accessibility, Nailsea remains surrounded by the attractive countryside of North Somerset, with numerous opportunities for walking and cycling close at hand. The Sustrans National Cycle Network is also readily accessible, providing routes towards Bristol and other destinations.

For those travelling further afield, Junctions 19 and 20 of the M5 are both readily accessible, providing convenient connections with the national motorway network. Nailsea & Backwell railway station offers direct train services to Bristol, Bath and London Paddington, making the town particularly well suited to those needing regular access to the region's principal employment centres or the capital.

Energy Performance

The property has an EPC rating of B.

Services and Outgoings

All mains services are connected.

The property benefits from gas-fired central heating, uPVC double glazing. High-speed broadband services are available.

Council Tax: Band C.

Estate Charge: We understand that an annual estate charge of with currently £233.45 is payable.

Construction, Warranty & Mortgages

Built by Barratt Homes in 2023, the property is a modern traditionally styled home and benefits from the remaining term of its original 10-year NHBC warranty.

Viewing

By appointment with the Sole Agents, **Hensons**.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

