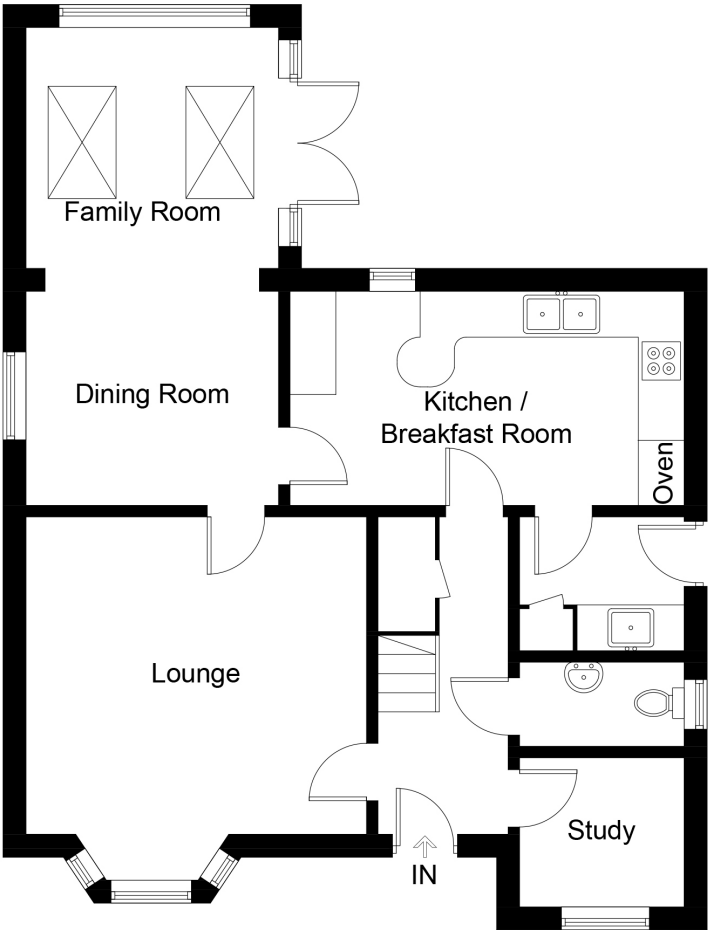


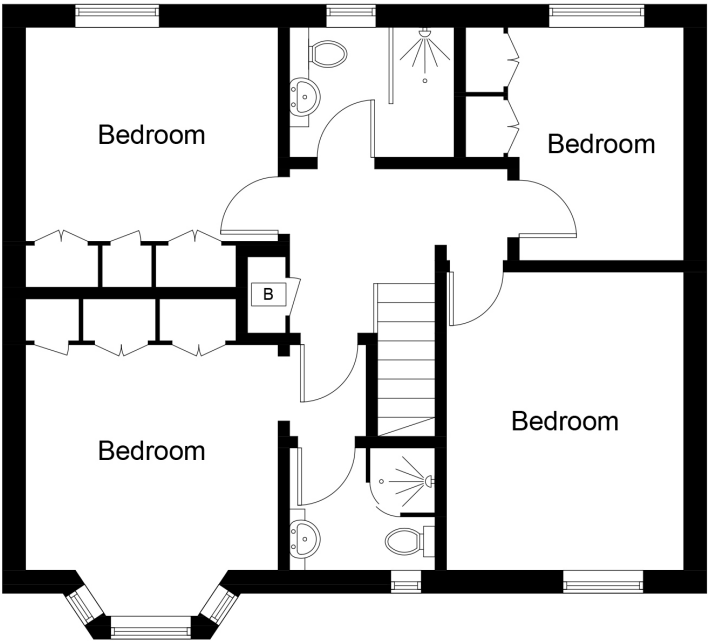


41 Broom Farm Close

Approximate Gross Internal Area = 138.0 sq m / 1485 sq ft



Ground Floor



First Floor

For illustrative purposes only. Not to scale. ID1172470
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.
Floor Plan Produced by EPC Provision

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	88	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Enjoying a prominent position in one of Nailsea's finest cul-de-sac locations, this absolutely beautiful, executive family home benefits from space and light throughout. Extended in recent years and finished to a very high standard, this detached property is placed perfectly for those looking for a quiet location with access to local schools, public transport links, including the mainline train station at Backwell and numerous countryside walks. The well thought out accommodation briefly comprises; Entrance Hall, Sitting Room, Dining Room, Kitchen/Breakfast Room, Utility Room, Study, Cloakroom, Principle Bedroom with En-Suite Shower Room, Three Further Bedrooms And Family Bathroom. Outside there are low maintenance, fully enclosed South facing Gardens to the rear, front gardens with established flower and shrub borders and to one side parking for several cars. Detached double garage with two electric roller doors..



ROOM DESCRIPTIONS

Entrance Hall
Entered via composite door. Engineered oak flooring throughout. Stairs rise to first floor accommodation. Doors to Living Room, Kitchen/Breakfast Room, Cloakroom and Study.

Sitting Room
14' 1" x 13' 8" (4.29m x 4.17m)
Delightful UPVC double glazed bay window to front. Feature fireplace with inset gas fire, tilled surround, heath and wooden mantle. Two radiators and door to Dining Room.

Glorious Extended Dining Room
20' 3" x 10' 9" (6.17m x 3.28m)
A beautiful, extended Dining Room benefits from two feature sky lights, UPVC double glazed large windows to rear as well as UPVC double glazed French doors opening onto contemporary laid to patio area. Two radiators and engineered oak flooring. Door to Kitchen/Breakfast Room.

Kitchen/ Breakfast Room
16' 6" x 8' 10" (5.03m x 2.69m)
Fitted with a modern range of wall and base units with quartz work surfaces and upstands over. Inset one and a half stainless steel sink and drainer to side with swan neck mixer tap over. Built in NEFF appliances to include; electric double oven with microwave feature, induction hob and extractor over. Integral dishwasher and undercounter fridge. Two UPVC double glazed windows to rear and radiator. Tiled floor and door to Utility Room.

Utility Room
Fitted with a range of wall and base units with quartz work surfaces and upstands over. Inset stainless steel sink with mixer tap over. and tiled splashbacks. Integral freezer and space for washing machine. Radiator and UPVC double glazed frosted door to rear.

Cloakroom
Tiled and fitted with a white suite comprising: vanity unit with inset basin with mixer tap and tiled splashbacks and separate vanity unit with inset concealed cistern low level W.C. Vinyl floor and heated towel rail. UPVC double glazed frosted window to side.

Study
7' 0" x 6' 5" (2.13m x 1.96m)
radiator and UPVC double glazed window to front.

First Floor Landing
Loft access with ladders. Airing cupboard housing "Vaillant" boiler and immersion tank which can be heated via the boiler or solar panels. Access to all Bedrooms and Family Bathroom.

Principle Suite
10' 9" x 9' 8" (3.28m x 2.95m) plus door recess.
Feature UPVC double glazed bay window to front. A range of fitted storage incorporating both shelving and hanging space, fitted chest of drawers, side table and desk. Radiator and door to En-Suite Shower Room.

En Suite Shower Room
Tiled and fitted with a white suite comprising: shower quadrant with thermostatic shower, built in vanity unit with inset basin and mixer taps as well as separate built in vanity unit with concealed cistern low level W.C. UPVC double gazed frosted window to front and heated towel rail. Tiled floor and extractor fan.

Bedroom Two
12' 10" x 9' 10" (3.91m x 3.00m)
Radiator and UPVC double glazed window to front.

Bedroom Three
10' 9" x 9' 1" (3.28m x 2.77m)
Built in wardrobes providing hanging and shelving. Radiator and UPVC double glazed window to rear.

Bedroom Four
10' 0" x 7' 6" (3.05m x 2.29m) to wardrobe front
Built in wardrobes providing shelving storage. Radiator and UPVC double glazed window to rear.

Family Bathroom
Fully tiled and fitted with a white suite comprising: double walk in shower with thermostatic shower and large built in vanity unit with inset basin with mixer taps and concealed cistern low level W.C. Extractor fan and heated towel rail. UPVC double glazed frosted window to rear.

Rear Garden
Fully enclosed by timber panel fencing with gated access to front. This stunning, low maintenance south facing rear garden comprises; laid to patio area accessed from the Dining Room, an artificial lawn area to the middle and pretty raised beds with shrubs and flowers. Pathed slabs to second patio and gravelled. Pedestrian door to Double Garage.

Double Garage
Two electric roll doors to front. Lighting and power connected. Two solar panel batteries.

Front Garden
Enclosed by timber panel fencing. Laid to lawn area to front with flower beds and steps to front door. Tarmac area to side providing parking for multiple cars.

Tenure & Council Tax Band
Tenure: Freehold
Council Tax Band: F

