



GOODMAN  
& LILLEY



4  
Glasworks Mews

4 GLASSWORKS MEWS

BRISTOL  
BS48 1DH



## 4 GLASSWORKS MEWS

BRISTOL BS48 1DH

- Stunning town house built in 2018
- Three double bedrooms
- PV panels subsidising electricity
- Well maintained communal gardens
- Central Nailsea location
- Open plan groundfloor
- Electric vehicle charging point
- EPC rating A

### SUMMARY

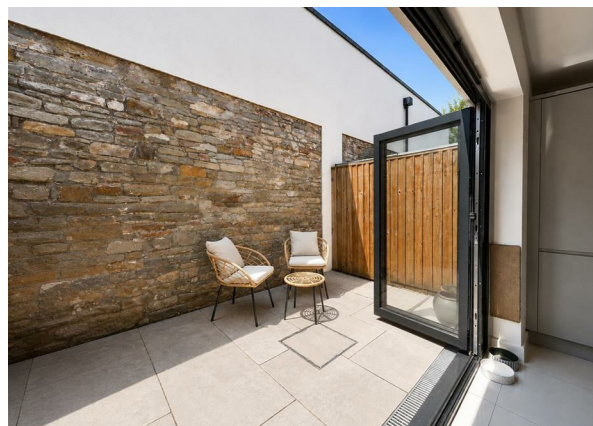
Built in 2018 and enjoying the balance of a 10-year ICW warranty, this contemporary town house forms part of the highly regarded Glass Works Mews development. Perfectly positioned within beautifully landscaped communal gardens and ideally located for convenient access to shops, schools, amenities and transport links.

Arranged over three impressive floors, the property has been finished to an exacting specification throughout, featuring PV panels subsidising electricity, an EV charging point, graphite grey double glazed windows, UPVC bi-fold and patio doors, oak finished internal doors, Porcelanosa tiling to the ground floor and bathrooms, Villeroy & Boch sanitary ware, underfloor heating to the ground floor and radiators to the upper floors.

The stunning open plan kitchen, dining and family room creates an exceptional entertaining and living space, flooded with natural light and enhanced by floor-to-ceiling glazing and bi-fold doors opening onto the private courtyard garden. The beautifully appointed kitchen is fitted with sleek high gloss handleless units complemented by Corian worksurfaces and upstands, together with a comprehensive range of integrated AEG appliances including double ovens, gas hob, fridge/freezer and dishwasher, whilst a separate utility room provides additional practicality with integrated washer/dryer and matching cabinetry. The sitting area features a contemporary media wall with concealed wiring and display shelving, further enhancing the stylish interior.

To the first floor are two generous double bedrooms, one benefitting from built-in wardrobes and a Juliet balcony, together with a luxurious fully tiled family bathroom incorporating a rainfall shower over the bath, wall mounted basin and concealed cistern WC. Occupying the entire top floor, the sumptuous principal suite is an impressive retreat, offering far-reaching views, built-in wardrobes, access to loft storage via fixed ladder and patio doors opening onto a private balcony with glass balustrade. The elegant en suite shower room is fully tiled and fitted with premium contemporary sanitary ware and rainfall shower.

Externally, the property enjoys a fully enclosed private courtyard garden designed for low maintenance outdoor living, together with an attractive front garden, two allocated parking spaces including one with EV charging point, and access to the glorious communal gardens which combine natural stone, lawns, mature trees, shrub borders and paved walkways to create a wonderfully tranquil setting. Further benefits include individual bike and bin stores, with the communal areas professionally managed by Lancer Scott with an annual charge of £406.00. This remarkable home also boasts an enviable EPC rating of 'A', making it an ideal choice for discerning purchasers seeking stylish, energy-efficient living in a prime central location.







### LOCATION

Perfectly positioned within the heart of Nailsea, Glassworks Mews enjoys an enviable setting combining excellent everyday convenience with superb connectivity.

The property is within touching distance of the town centre, offering an excellent range of independent shops, cafés, restaurants and supermarkets including Waitrose & Partners and Tesco Superstore, together creating an ideal environment for modern family living.

Nailsea is particularly well regarded for its excellent educational facilities, with highly respected schools nearby including Golden Valley Primary School, St Francis Catholic Primary School, Kingshill Church School and the well-regarded Nailsea School and Sixth Form.

For commuters, the location offers exceptional accessibility, with Nailsea & Backwell railway station providing regular services to Bristol Temple Meads and beyond, whilst excellent road links offer straightforward access to Bristol, Clifton, the M5 motorway network and Bristol Airport.

The town itself is surrounded by beautiful countryside and green open spaces, with nearby parks and recreational areas including Millennium park, Trendlewood Park and Backwell Lake offering delightful walks and outdoor leisure opportunities. Nailsea continues to grow in popularity thanks to its unique combination of community atmosphere, green surroundings and outstanding convenience, making it an ideal choice for families, professionals and downsizers alike.

### ADDITIONAL INFORMATION

Tenure; Freehold

Council Tax Band ;D (North Somerset Council

EPC; A (Valid until 2029)





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## FLOORPLAN

FOR GUIDANCE ONLY, NOT TO SCALE AND NOT TO BE RELIED UPON AS A STATEMENT OF FACT.

TOTAL SQUARE FOOTAGE  
SQ FT

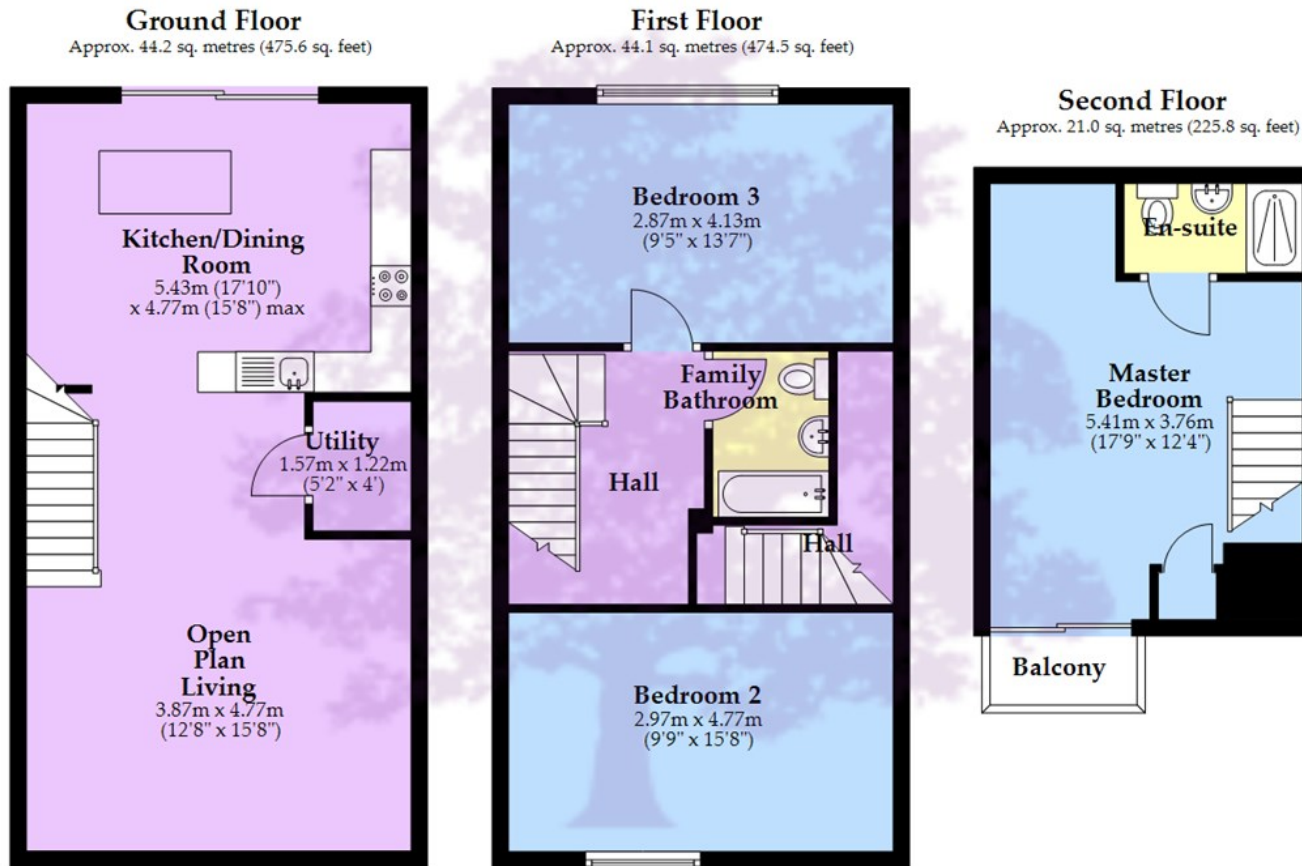
COUNCIL TAX BAND :

RECEPTION ROOM : 1

BEDROOMS: 3

BATHROOMS : 2

FREEHOLD



Total area: approx. 109.2 sq. metres (1175.8 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.

Plan produced using PlanUp.





# GOODMAN & LILLEY

## HENLEAZE

156 Henleaze Road  
Henleaze BS9 4NB  
henleaze@goodmanlilley.co.uk

0117 213 0777

## PORTISHEAD

36 High Street  
Portishead BS20 6EN  
sales@goodmanlilley.co.uk

01275 430 440

## SHIREHAMPTON

9 High Street  
Shirehampton BS11 0DT  
shire@goodmanlilley.co.uk

0117 213 0333

## LETTINGS

lettings@goodmanlilley.co.uk

01275 299 010

0117 213 0101

## LAND & NEW HOMES

156 Henleaze Road  
Henleaze BS9 4NB  
LNH@goodmanlilley.co.uk

0117 213 0151

## CLEVEDON

28 Hill Road  
Clevedon, BS21 7PH  
clevedon@goodmanlilley.co.uk

01275 403 660

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