



# 12 Graces Paddock, Nailsea, BS48 4AS

Recently constructed by the highly regarded Barratt Homes, this beautifully presented three-bedroom semi-detached property offers stylish, well-designed accommodation throughout—ideal for families and professionals alike.

- Semi-Detached Family Home
- Generous Kitchen/Dining Room
- Remainder Of NHBC
- Walled Rear Garden
- Well Presented Throughout

- Three Bedrooms (En-Suite To Master)
- Solar Panels & EV Charging Point
- Driveway With Off-Road Parking For 3
- Popular, Quiet Location
- Viewing Highly Advised

The ground floor comprises a welcoming entrance hall, a spacious lounge, a convenient cloakroom, and a contemporary kitchen/diner complete with integrated appliances—perfect for everyday living and entertaining. Upstairs, the principal bedroom boasts an en-suite shower room, while two further bedrooms and a family bathroom complete the first floor. Outside, the property enjoys a generous rear garden, private driveway with parking for three vehicles.

This energy-efficient home also benefits from the addition of solar panels, helping to reduce electricity costs and lower the property's environmental impact. Further enhancing its eco-credentials, the property is equipped with an electric vehicle (EV) charging point—ideal for environmentally conscious homeowners or those with an electric or hybrid vehicle. These features contribute to the property's impressive EPC rating of A, offering both long-term savings and future-ready convenience.

## Location

Nestled in the beautiful North Somerset countryside, Nailsea is a thriving and well-connected town offering the perfect balance of rural charm and modern convenience. Popular with families, professionals, and retirees alike, Nailsea boasts a wide range of amenities including excellent schools, a variety of supermarkets, independent shops, cafes, and restaurants. The town benefits from strong transport links, with regular bus services and a railway station providing direct routes to Bristol, Weston-Super-Mare, and beyond—ideal for commuters. Outdoor enthusiasts will appreciate the nearby open spaces and scenic walks, including the picturesque Tickenham Ridge and the popular Millennium Park. With a friendly community atmosphere, regular local events, and a range of leisure facilities including sports clubs, gyms, and a skate park, Nailsea offers an enviable lifestyle in a desirable and accessible location.

## Accommodation Comprising

### Entrance Hall

Composite entrance door with glazed insert, radiator, smoke alarm, stairs to the first floor, and access to the lounge.

### Lounge

11'11" x 14'7"

Spacious and bright with a double-glazed window to the front, TV and telephone points, wall-mounted heating thermostat, double radiator, and wood-effect vinyl flooring.

### Inner Hall

Features under-stairs storage housing the fuse board, and access to the cloakroom.

### Cloakroom

Modern two-piece suite including pedestal basin with mixer tap and tiled splashback, WC, radiator, extractor fan, and wood-effect vinyl flooring.

### Kitchen/Diner

11'11" x 14'11"

A sociable and stylish space featuring a comprehensive range of modern units, roll-top work surfaces, and integrated appliances including gas hob, electric oven, extractor hood, fridge, freezer, and dishwasher. There's space for a washing machine, and the wall-mounted Ideal boiler is neatly housed in a cupboard. The dining area benefits from double doors leading to the rear garden.

### First Floor Landing

With access to the loft, radiator, and an airing cupboard with slatted shelving.

### Master Bedroom

12'11" x 11'10"

Double-glazed front window, double radiator, heating thermostat, and en-suite access.

### En-Suite Shower Room

6'3" x 5'7"

Obscured front window, modern three-piece suite with pedestal basin, double shower enclosure with thermostatic controls, WC, double radiator, and wood-effect vinyl flooring.

### Bedroom Two

13'9" x 7'10"

Double-glazed window to the rear aspect, radiator, thermostat.

### Bedroom Three

12'3" x 7'0"

Double-glazed rear window and radiator.

## Outside

The rear garden is fully enclosed by solid boundary walling, offering excellent privacy and a secure space for children or pets. Predominantly laid to lawn, the garden also features a paved patio area running along the rear elevation of the property—perfect for outdoor seating, dining, or entertaining. Gated access leads conveniently out to the driveway at the side of the property.

The property boasts excellent parking provisions, with a generous driveway to the side accommodating up to three vehicles, complete with an electric vehicle (EV) charging point for added convenience. In addition, there is a further parking bay located directly in front of the property, providing extra space for visitors or additional vehicles. This combination of private and off-street parking ensures practicality and ease for modern living.

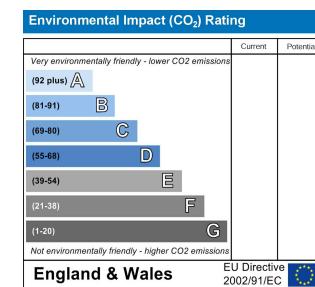
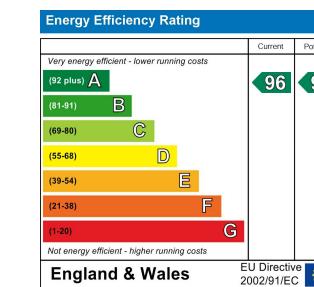
## Additional Information

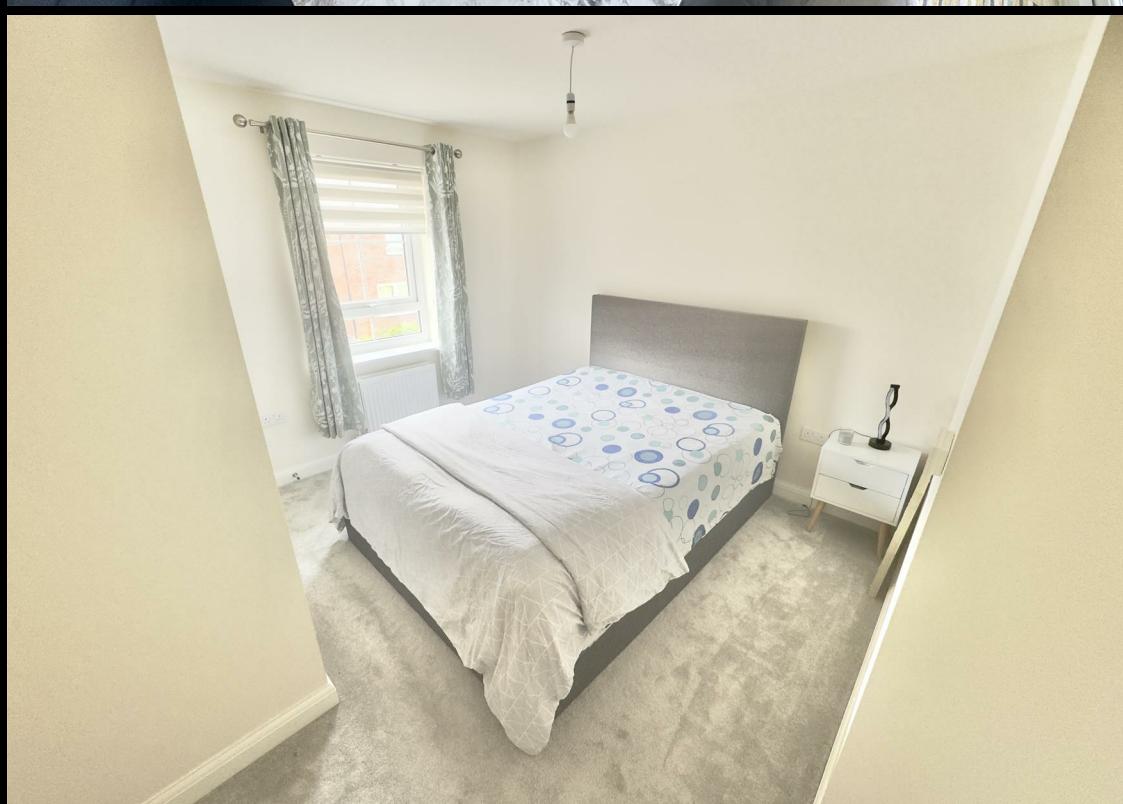
Tenure: Freehold

Council Tax: Band C (£1,925.29 for 2024/2025)

Estate Charge: £233.45 per annum

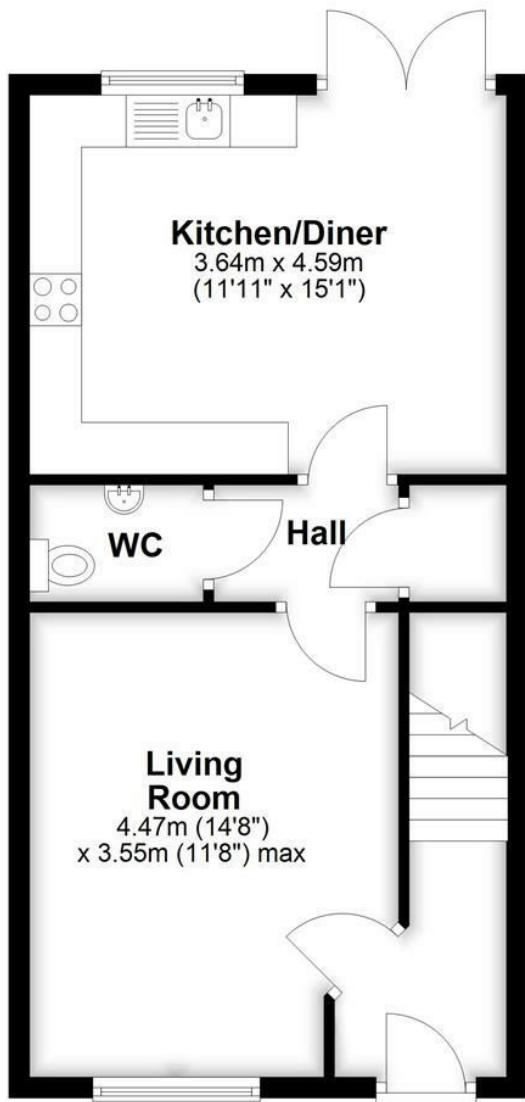
EPC Rating: A





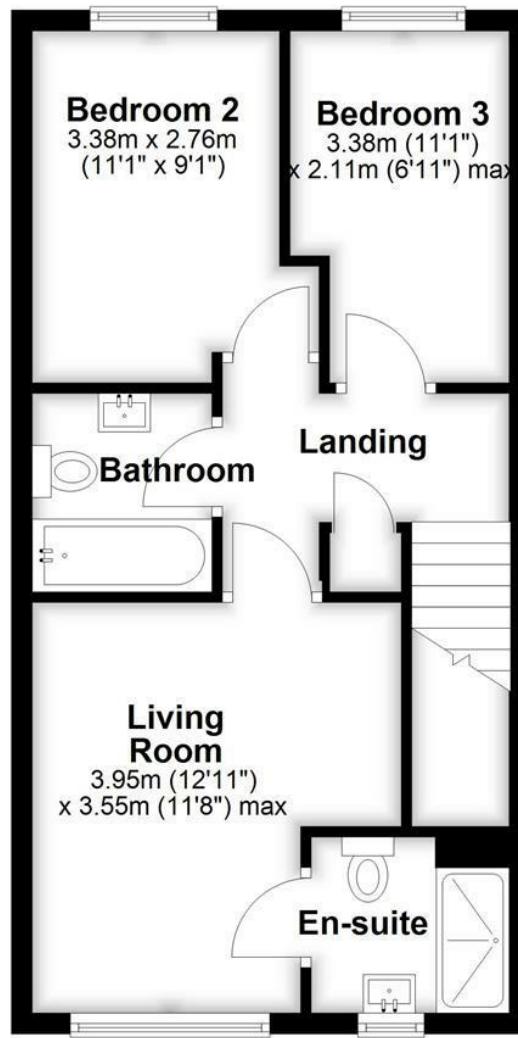
## Ground Floor

Approx. 43.3 sq. metres (465.9 sq. feet)



## First Floor

Approx. 43.3 sq. metres (465.9 sq. feet)



Total area: approx. 86.6 sq. metres (931.9 sq. feet)