



Robin King | Estate Agents

9 HOME CLOSE, WRINGTON, BRISTOL, BS40 5PX

Superb detached family home close to village primary school

Approaching 1,350 sq ft of well planned accommodation

Within walking distance of most village amenities

Sitting room with attractive fireplace

Separate dining room

Well fitted kitchen/breakfast room

Study

Master bedroom with built-in wardrobes and ensuite bathroom

3 further spacious bedrooms

Family shower room

Double garage and off street parking

Enclosed rear garden

‘Outstanding’ Churchill School catchment

A fantastic detached family home, situated close to the village primary school and offering flexible and spacious accommodation of some 1,350 sq ft. This lovely home is perfect for village life and offers very well presented accommodation and a good sized rear garden.

A storm porch leads to the front door, and in turn into the hall, off which is a study, which could be used as an extra bedroom if required. A half staircase leads down to the living accommodation, where there is also a downstairs cloakroom. The sitting room is a lovely room with a stone fireplace and patio doors on to the rear garden, this is a great family room.

There is a separate dining room, which also overlooks the rear garden. Adjacent to the dining room is the kitchen/breakfast room, which is a good size with plenty of units plus built-in oven, hob, dishwasher and fridge/freezer. There is also plumbing for a washing machine and space for a tumble dryer plus a breakfast bar.

Returning to the hall, a further half staircase leads up to the first floor landing, where there is access to the loft space and airing cupboard. There are 4 bedrooms, including the master with built-in wardrobes and an ensuite bathroom. There is also a spacious shower room.





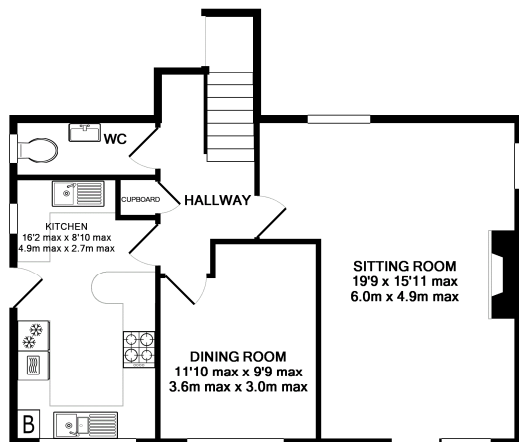
To the front, there is a shaped lawn, with pathways and gated side access. There is a double width driveway and double garage. The rear garden also has a shaped lawn and flower and shrub beds, with patio and a shed to the rear of the garage.

Wrington is well known for its excellent facilities and amenities including a primary and playschool with secondary schooling available at nearby Churchill, which also has a modern sports complex. There are good private schools in Bristol, Sidcot, Chew Magna and Wraxall. The village is situated approximately 11 miles south west of Bristol, with easy access to the M5 at Clevedon and St Georges (J20 and J21). Bristol International Airport is within 4 miles and access to a mainline railway station at Yatton is also within 4 miles.

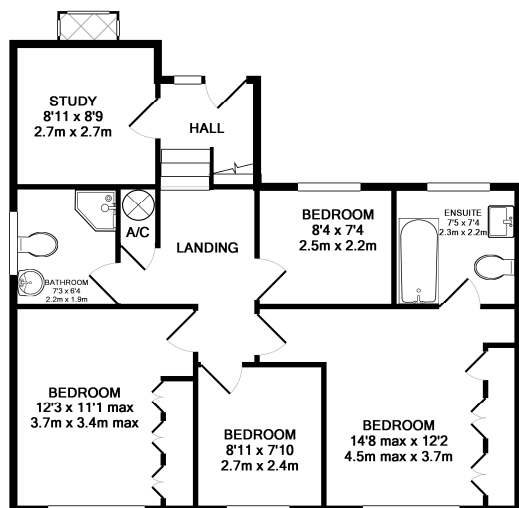


Important Notice:

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1344 SQ.FT. (124.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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DIRECTIONS - upon leaving Robin Kings office turn left and then immediately right at the lights, proceed through the next lights and then take the second right after Tesco's, stay on this road until you reach the centre of the village of Wrington. Take a left hand turn into School Road, pass the school on the left, take the left turn into Orchard Close, which leads into Home Close where the property is to the left hand side.

SERVICES – all mains services.

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – Band F £2,300.08 (2017/18) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

