



9 Lawders Orchard  
Wrington, BS40 5PD

debbie fortune



# 9 Lawders Orchard, Wrington, BS40 5PD

Price: £455,000

- Luxury detached three bedroom home for over 65s
- Within exclusive gated development of only 11 homes
- Walking distance to shops, pubs and churches

## DESCRIPTION

9 Lawders Orchard occupies a convenient location close to the entrance of this exclusive gated development of only 11 homes built by Blue Cedar Homes in 2013. The property benefits from lovely views at the rear over farmland and at the front across the development with its beautiful landscaped communal gardens which include an attractive summerhouse and mature oak tree.

This beautiful house is just waiting for its new owner and was built especially for buyers over the age of 65 who want a carefree lifestyle. Whether you are looking for a 'lock up and leave' home (to allow you to enjoy your retirement by becoming holiday experts!) or a home which will adapt to your ongoing retirement needs, this superb development will suit.

Features include:

- \* High levels of insulation and state of the art heating system
- \* High performance double glazing
- \* Superbly stylish bathroom and shower room
- \* Excellent fitted kitchen with all appliances included
- \* Light and airy accommodation with outstanding design features
- \* Rear garden and allocated parking

The accommodation boasts a large reception hall and a wonderfully light and airy living/dining space which is open plan to the kitchen. In addition, a downstairs room doubles as a dining/sitting room or could easily become a downstairs bedroom en suite to the large adjacent shower room. Upstairs there is a landing/study area, two further double bedrooms and a stunning 'Jack and Jill' bathroom complete with bath and separate shower.

Communal facilities include:

- \* Estate Manager
- \* Fully maintained communal garden area with summer house
- \* Electrically operated gates with entry system
- \* Communal bin storage area.

Management charges of £490 per quarter include:

- \* Gardening - both to the communal and the private gardens
- \* Exterior cleaning including windows, fascias and gutters
- \* Periodic redecorating of the exterior
- \* Maintenance of the electric gate entry system
- \* External lighting and security

- Gas central heating, energy efficient design
- Double glazing
- Gardens and parking

A huge benefit is the fact that unlike many similar developments there are NO TRANSFER CHARGES for an onward sale in the future. This home also benefits from the NHBC 10 year guarantee (of which 5 years remain).

## DIRECTIONS

From the centre of Wrington with Wrington Motors on your left, turn left into Silver Street, then first right into the development.

## SITUATION

Situated with good access to local amenities and surrounded by beautiful countryside, Wrington ([www.wringtonsomerset.org.uk](http://www.wringtonsomerset.org.uk)) is the jewel in the crown of the Wrington Vale and one of the most sought after villages in North Somerset. Picturesque with a lengthy and interesting history, it benefits from facilities usually reserved for a larger town, including two pubs (one with an excellent restaurant), church and a chapel, post office, public transport, petrol station, pharmacy, dentist, coffee shop, grocery shop, off licence/convenience shop and even two florist/gift shops (one in the village centre and one on the outskirts). The area around is well known for its beauty and offers a variety of community pursuits. Indeed, riding, walking, fishing, sailing and dry skiing are just some of the activities available within a few miles. The village itself is within commuting distance of Bristol and the seaside town of Weston-super-Mare and there is access to the motorway network at Clevedon (junction 20) and St. Georges (junction 21). There is an international airport at Lulsgate and a mainline railway station at Yatton.

**EPC rating B**

## PROPERTY DETAILS

Wide flagstone path to:

## OPEN PORCH

With recesses either side, panelled wood front door, with double glazed sidescreen window.

## RECEPTION HALL

Light and bright presented in off white with a coved ceiling and engineered oak flooring. Stairs to first floor with large walk-in understairs cupboard. Glazed door with inset marquetry.

**Superb Open Plan Living Space comprising:**

### LIVING/DINING ROOM AREA 15' 6" x 11' 10" (4.72m x 3.61m)

Beautifully presented with two large windows overlooking the communal garden and bird bath, three wall light points, coved ceiling, TV, radio and satellite points.

Open plan with peninsular room divider to:

### KITCHEN AREA 12' 10" x 7' 8" (3.91m x 2.34m)

Extremely well fitted with a range of cream gloss base and matching wall and larder units with high gloss black granite worktops and matching upstands. Features include 1½ bowl inset sink with mixer tap over, integrated dishwasher, ceramic hob, extractor hood with light, oven and microwave, fridge, freezer and washing machine. Eyecatching in every respect even down to the soft close drawers and pull out carousel. Coved ceiling, spot lighting, engineered oak flooring, window overlooking the rear garden.

### DINING ROOM/DOWNSTAIRS BEDROOM THREE 10' 11" x 10' 1" (3.33m x 3.07m)

Currently used as a dining room this room includes coved ceiling, French doors to garden, TV and telephone point.

### SHOWER ROOM 7' 7" x 6' 8" (2.31m x 2.03m)

Double sized shower cubicle with large head shower over, low level WC, pedestal wash hand basin, tiled splashbacks and flooring. Medicine cabinet with sensor controlled light, chrome ladder style towel rail/radiator, spotlights, obscured glass window to rear.

Agents Note: Hidden in the wall is a door frame allowing the shower room to become en suite to the room next door should it be used as a bedroom.

Stairs from reception hall to:

### FIRST FLOOR LANDING

This is a useful study area with an attractive arched window to the front and a vaulted ceiling giving a feeling of light and space, radiator, shelved airing cupboard housing gas fired central heating unit and light, storage cupboard housing pressurised hot water cylinder.

### BEDROOM ONE 20' 1" x 10' 5" (6.12m x 3.18m)

Light and elegant with dual aspect windows, the rear one affording stunning views up to the Mendip Hills. Features include two wall light points fitted wardrobes and cupboard, two radiators, TV point.

Door to:

### JACK AND JILL BATHROOM 9' 2" x 8' 8" (2.79m x 2.64m)

Well fitted with white and chrome suite of double ended panelled bath with wall mounted central mixer tap, wash hand basin and integral vanity unit with large storage built-in under, low level WC, concealed plumbing, tiled flooring and splashbacks, fitted mirror, shaver point, corner shower cubicle with large head shower over, ladder style chrome towel rail/radiator, two electric skylight windows with automatic control, door to landing.

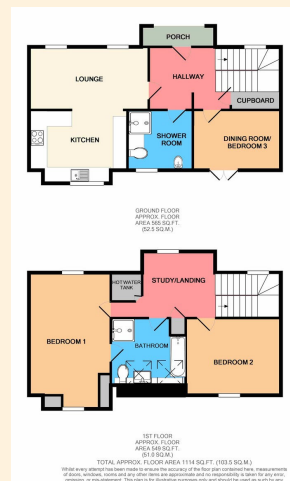
### BEDROOM TWO 12' 3" x 10' 2" (3.73m x 3.1m)

Window to rear affording stunning views up to the Mendip Hills, radiator, TV point, access to loft.

### OUTSIDE

There is a small area of front garden laid to lawn with shrub borders. A side gate gives access to the rear garden which is bordered mainly by old stone wall fencing and laid to lawn with a patio area, and ornamental beech trees. There is a pull-out clothes line, outside tap and lighting. There is also a wooden Garden Shed to the right of the property as you enter it.

The property also benefits from an allocated car parking space.



debbie fortune ESTATE AGENTS

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