



29 Home Close  
Wroughton, BS40 5PX

debbie fortune





# 29 Home Close Wrington BS40 5PX

A well presented four bedroom detached executive style house awaits you at the end of this quiet cul-de-sac in the highly desirable village of Wrington.

- Detached executive house
- Four bedrooms with en-suite to main
- Well presented
- Desirable village location
- Lovely kitchen and bathroom
- Separate living room and dining room
- Tiered rear gardens
- Offering patio and lawned areas
- Double garage and off street parking

Price £525,000

## DESCRIPTION

A well presented four bedroom detached executive style house awaits you at the end of this quiet cul-de-sac in the highly desirable village of Wrington. In a great location in Somerset, Wrington is ideally placed to give access to Bristol and Weston and on to the motorway but still giving you a great village life with local schools and amenities.

The property itself is a great example of the style of these rarely available homes, having off-street parking to the front, leading up to the double garage. On entering the property there is a lovely entrance hall area with doors leading to a good size front-to-back lounge with patio doors leading to a rear patio area. The lounge has double doors which enter onto the dining room. The entrance hall also gives access to the study and a downstairs cloak-room. The kitchen is very well presented and has space for a family table and leads into the utility room and then has the very useful feature of an entrance into the double garage.

Upstairs offers four bedrooms, the master having a great storage run of built in wardrobes along one wall and an en-suite. Three further bedrooms and lovely family bathroom, fully tiled with a towel radiator and a P-shaped bath with a curved glass screen for the over-bath shower.

To the rear of the property the garden is split into two tiers with the lower tier laid to patio with spaces for table and chairs, and then steps lead up to the raised and lawned upper tier, which has the benefit of a decked area for further seating and also a pergola covered patio area to give yet another lovely seating area.

## DIRECTIONS

From the Debbie Fortune Office in Congresbury follow the A370 towards Bristol and turn right onto Wrington Road. Follow this road all the way into Wrington until you see School Road on your left and take the first turn off on your left into Orchard Close. Continue straight on into Home Close and number 29 can be found at the end of the cul-de-sac on the right.

**We have noticed ...** These houses in this lovely road do not come up for sale very often so it's a great chance to buy into this beautiful and popular village, while taking advantage of a superb sized executive styled detached property. With plenty of inside and outside space we are sure you won't be disappointed with a move here.

## 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, a primary school (awarded 'Outstanding' by Ofsted), 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). Secondary schooling is available at nearby Churchill Academy and Sixth Form Centre ([www.churchill.n-somerset.sch.uk](http://www.churchill.n-somerset.sch.uk)), also recently awarded 'Outstanding' by Ofsted (with transport for local children provided daily), and which also benefits from a modern sports complex open to the general public. Further schools, both state and private, are at Bristol, Backwell, Wraxall and the Chew Valley. 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 Lutgate and a mainline railway station at Yatton.

## PROPERTY DETAILS

### LIVING ROOM

21' 5" x 11' 7" (6.53m x 3.53m)

### DINING ROOM

11' 10" x 9' 10" (3.61m x 3m)

### KITCHEN

13' 1" x 9' 8" (3.99m x 2.95m)

### UTILITY ROOM

7' 8" x 7' 5" (2.34m x 2.26m)

### CLOAKROOM

### BEDROOM ONE

12' 8" x 11' 9" (3.86m x 3.58m)

**EN SUITE**

**BEDROOM TWO**

11' 9" x 7' 9" (3.58m x 2.36m)

**BEDROOM THREE**

11' 11" x 10' 6" (3.63m x 3.2m)

**BEDROOM FOUR**

10' 0" x 7' 9" (3.05m x 2.36m)

**FAMILY BATHROOM**

**DOUBLE GARAGE**

16' 10" x 16' 6" (5.13m x 5.03m) (max)

**EPC rating D**



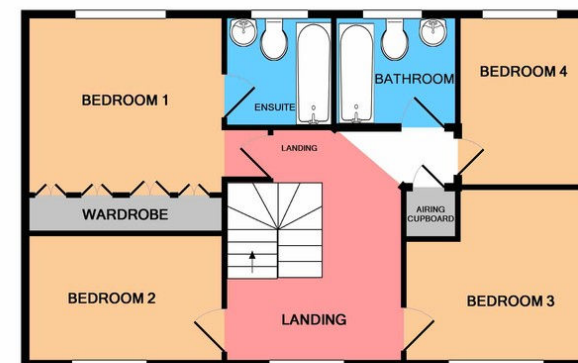




Floor Plan



GROUND FLOOR



1ST FLOOR

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