



Connells

Church Road
Wick Bristol



Property Description

A beautiful executive home in a fantastic elevated position with open views to the front. This property was built in 2021 and offers spacious flexible living accommodation. To the ground floor is an impressive entrance hall with vaulted ceiling, a good size lounge, spacious open plan kitchen/family room with integrated appliances, utility room, cloakroom/wc and study. To the first floor there are four double bedrooms, the main bedroom has an impressive vaulted ceiling with feature picture window to the front and an en-suite shower room. In addition there is a good size family bathroom. To the front is a driveway for 1 vehicles with a electrical charging point and steps leading to the front door. To the rear is a good size garden with decking and artificial lawn, as well as an addition driveway for 1 vehicle and detached garage with car charging point and to the side of the property is a solar battery which has the ability for the property to go off grid. In addition to this the property also has solar panels. A viewing of this property is highly recommended to appreciate all it has to offer.

Entrance Hall

Double glazed composite door to the front, vaulted ceiling, stairs leading to the first floor, wooden floor with under floor heating.

Cloakroom / W.C

low level WC, vanity sink unit, wooden floor with under floor heating, down lighters, extractor fan.

Lounge

15' 9" x 13' 3" (4.80m x 4.04m)
Double glazed window to the front, electric modern style fire suite, wooden floor with under floor heating.

Kitchen/ Family Room

27' 4" x 12' 9" (8.33m x 3.89m)

Double glazed bi-fold doors to the rear garden, a range of modern style fitted wall and base units, work tops with matching splashbacks, breakfast bar, space for a range style cooker with cooker hood over, inset sink with mixer tap, integrated dishwasher, integrated wine fridge. integrated fridge, integrated freezer, down lighters, wooden floor with under floor heating.

Utility Room

Double glazed door to the side, gas boiler, space for washing machine, space for tumble dryer. tiled flooring.

Study

Double glazed window to the front, wooden flooring with under floor heating

First Floor Landing

Built in storage cupboard, loft access double glazed feature window to the front.

Bedroom One

14' 5" x 13' 3" (4.39m x 4.04m)
Double glazed feature window and french doors leading to a glass Juliet balcony, high vaulted ceiling, contemporary style radiator, down lighters.

En-Suite

Double glazed frosted window to the side, back to wall WC, double vanity sink unit, enclosed double shower cubicle. heated towel rail, tiled flooring.

Bedroom Two

13' 2" x 9' 7" (4.01m x 2.92m)
Double glazed window to the rear, radiator.

Bedroom Three

12' 4" x 7' 5" (3.76m x 2.26m)

Double glazed window to the front, radiator.

Bedroom Four

9' 7" x 7' 8" (2.92m x 2.34m)

Double glazed window to the rear, radiator.

Bathroom

Double glazed frosted window to the rear, a three piece bathroom suite comprising panel bath with mains shower over, double vanity sink unit, low level WC. heated towel rail. tiled flooring, extractor fan, down lighters.

Front Garden

To the front is a driveway for 1 vehicles with electrical charging point and steps that lead up to the front door,

Rear Garden

Enclosed by fencing with decked area, artificial lawn, gazebo. courtesy door to the garage, water tap, solar battery with the ability to allow the property go off grid if needed, paved patio, side access.

Garage

Light and power, electric roller door, car charging point with driveway to the front.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: B

view this property online connells.co.uk/Property/BLG103533

Tenure: Freehold



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Property Ref: BLG103533 - 0003