

Rear Garden



An impeccable, private & sunny rear garden which consists of a generous paved patio immediately off the property leading onto a shaped lawned area with adjacent gravelled area and pond. Enclosed by a combination of walling and hedgerow. Outside cold water tap and double power points. Gated access leading you back to the front of the property.



Front Garden

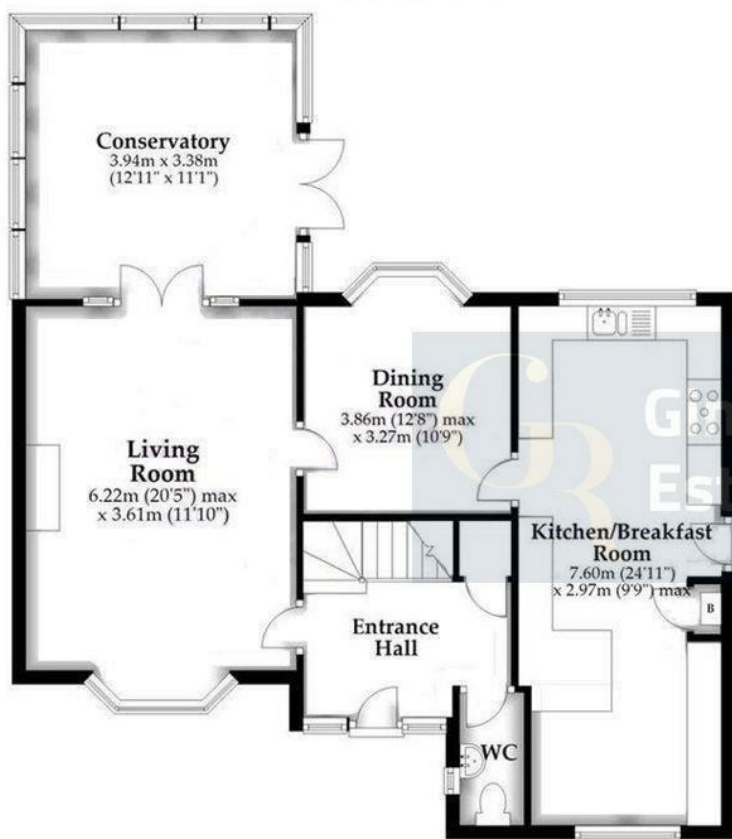
The front garden wraps around the side of the house and is mainly lawned and screened by mature hedging. A tarmac driveway provides off road parking for numerous vehicles and leads to the detached double garage. Gated access leading you to the rear garden.

Double Garage

18'2" x 16'1" (5.54m x 4.90m)
Accessed via 2 up and over doors. Light and power connected. Eaves storage space. Pedestrian door into the rear garden.

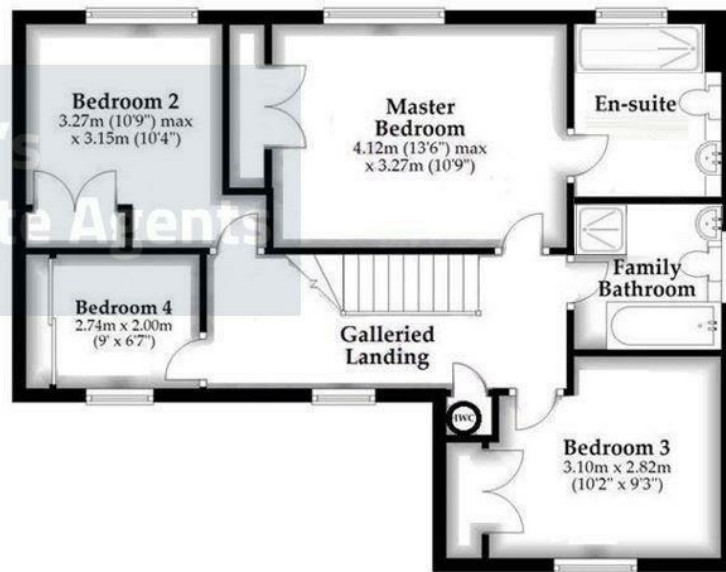
Ground Floor

Approx. 77.7 sq. metres (836.1 sq. feet)



First Floor

Approx. 61.6 sq. metres (662.9 sq. feet)



Tenure: Freehold
Floor area: 1499.00 sq ft
Tax Band: F



Local Authority: North Somerset

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Gino's Estate Agents



Kerith 1 Cooks Gardens, Wraxall, North Somerset, BS48 1HD

Guide price £699,999

A wonderful example of this beautifully presented and cleverly designed, 'Malden' style, 4 Bedroom detached family home, which has been under the same ownership since it was built in 1998, located on the one of the most requested areas in BS48 - The Elms in Wraxall, just a short walk to parkland, Nailsea town centre, open farmland with country walks and cycle path to Bristol. This lovely home benefits from a Conservatory addition, a stunning Open Plan Kitchen/Breakfast Room, generous corner plot gardens, recently installed double glazing and brand new, stunning Bathrooms. In brief, the layout comprises: Entrance Hall, Cloakroom, Living Room, Conservatory, Dining Room and Open Plan Kitchen/Breakfast Room. On the first floor there are 4 Bedrooms - Principal Bedroom with En Suite, and Family Bathroom whilst externally there are gardens to the front and rear along with a detached double garage and driveway parking. EPC rating - C.

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Ground Floor

Entrance Hall

Entered via a double glazed composite door with 2 further windows on either side. Stairs ascending to the first floor accommodation with understairs storage cupboard. Radiator, telephone point and pergo laminate flooring which runs through into the Cloakroom, Lounge, Conservatory and Dining Room.

Cloakroom

Re-fitted with a smart white suite comprising: Concealed low level wc and vanity unit with inset wash hand basin. Chrome heated towel rail. UPVC double glazed window to side.

Living Room

20'5" x 11'10" max (6.22m" x 3.61m" max)



A lovely sized, light and airy room with UPVC double glazed bay window to front and UPVC double glazed French doors to the Conservatory. Feature fireplace with inset coal effect gas fire with tiled inset, granite hearth and wooden mantle over. 2 radiators, ceiling coving, 2 TV points and door to the Dining Room.



Conservatory

12'11" x 11'1" (3.94m" x 3.38m")



A superb addition to the property. Of UPVC double glazed construction with dwarf walls and polycarbonate roof. UPVC double glazed French doors to the rear garden.

Dining Room

12'8" x 10'9" (3.86m" x 3.28m")



UPVC double glazed bay window to rear. Radiator, ceiling coving and door to the Kitchen/Breakfast Room.

Open Plan Kitchen/Breakfast Room

24'11" x 9'9" (7.59m" x 2.97m")



What a beautiful room! Fitted with contemporary range of high gloss ivory wall and base units with granite worksurfaces, upstand and splashback. Inset one and a half bowl, stainless steel sink unit with drainer and mixer tap. Space for a Range Master cooker with extractor hood over. Integrated 'Bosch' fridge freezer, Bosch dishwasher, and Bosch washer dryer. Radiator, ceiling spotlights, pelmet lighting, 3 TV points, telephone point and concealed, wall mounted gas boiler. Triple aspect UPVC double glazed windows to the front & rear along with a door to the side.



First Floor Landing

UPVC double glazed window to the front. Airing cupboard housing the hot water tank with additional shelving. Ceiling coving. Access to partially boarded and insulated loft via a pull-down ladder.

Principal Bedroom

13'6" x 10'9" (4.11m" x 3.28m")



UPVC double glazed window to rear. Built in double wardrobes providing ample storage. Radiator, TV & telephone points. Door to the En Suite.

En Suite Shower Room



A stunning En-Suite beautifully re-fitted with a smart white suite comprising: Large walk-in shower enclosure with glass screen, thermostatically controlled power raindrop shower and additional shower attachment. Concealed low level wc and wash hand basin. Chrome heated towel rail, ceiling spotlights, plenty of storage and fully tiled walls. UPVC double glazed window to the rear.

Bedroom 2

10'9" x 10'4" max (3.28m" x 3.15m" max)



UPVC double glazed window to rear. Built in double wardrobes. Radiator.

Bedroom 3

10'2" x 9'3" (3.10m" x 2.82m")



UPVC double glazed window to front. Built in wardrobe. Radiator.

Bedroom 4

9'0" x 6'7" (2.74m" x 2.01m")

UPVC double glazed window to front. Fitted double wardrobes with full-length mirrored sliding doors. Radiator.

Family Bathroom



The Bathroom has also been beautifully re-fitted with a smart white suite comprising: Double sized shower quadrant with glass screen, thermostatically controlled power raindrop shower and additional shower attachment. Paanelled bath with mixer shower over, Concealed low level wc and wash hand basin. Chrome heated towel rail, ceiling spotlights, plenty of storage and fully tiled walls. UPVC double glazed window to the rear.

power raindrop shower

Outside