

Rear Garden



Fully enclosed with wooden lap panel fencing complete with well stocked borders, filled with a variety of plants and shrubs. Well placed trees along boundaries to give added privacy and shade in the summer. A large brick paved patio area stretching right across the back of the house and to the side creating a good sized and useful courtyard area. The garden is mostly laid to lawn which stretches behind and to the side of the garage.

Rear Garden

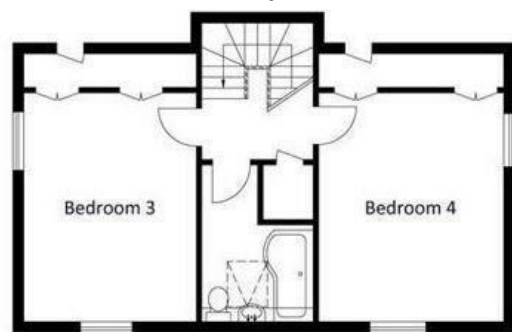


Double Garage & Parking

Detached double garage accessed via 2 up and over doors. Pedestrian door. Light and power connected.

Front Garden

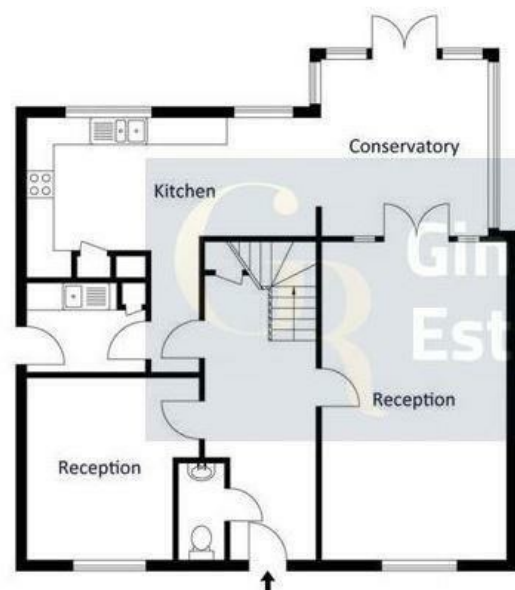
Generous driveway with brick edging, leading to both the detached double garage and to front door. Set back behind brick pillars and wrought iron style fencing, with grass area and mature plants, shrubs and flowers. Access to the side of the house via secure gate.



Second Floor



First Floor



Ground Floor

Gino's Estate Agents

Tenure: Freehold
Floor area: 2171.00 sq ft
Tax Band: G



Local Authority: North Somerset

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Gino's Estate Agents



63 Green Pastures Road, Wraxall, North Somerset, BS48 1HE

£735,000

Situated on the ever popular 'Elms' development in Wraxall, we welcome to the market this most impressive, 4/5 Bedroom detached family home which boasts in excess 2000 square feet of accommodation, ideal for the growing family. This incredibly spacious home offers generous sized rooms and an abundance of space whilst also benefiting from a fantastic sized, sunny & private rear garden and is located just a short distance away from the excellent schools, Backwell train station and open countryside. In brief, the layout comprises: Entrance Hall, Dining Room, Lounge, Kitchen/Breakfast Room, Conservatory, Utility Room and Cloakroom. On the first floor there are 2 double Bedrooms, both with En Suite and a fifth Bedroom/Study. On the second floor there are 2 further double Bedrooms both with double built in wardrobes & a family Bathroom whilst externally there are fabulous gardens along with detached double garage and driveway parking. EPC rating - C.

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Ground Floor

Entrance Hall

15'1" x 6'9" (4.60m x 2.06m)



Entered via a double glazed door. Stairs ascending to the first floor accommodation with useful understairs storage cupboard. Radiator, ceiling coving and alarm panel.

Dining Room

10'9" x 8'9" (3.28m x 2.67m)



UPVC double glazed window to the front. Radiator. Ceiling coving.

Lounge

19'3" x 11'2" (5.87m x 3.40m)



A light and bright, dual aspect room via a UPVC double glazed window to the front and UPVC double glazed French doors to the conservatory. Feature fireplace with living flame coal effect gas fire. 2 radiators, ceiling coving and TV point.

Kitchen/Breakfast Room

17'0" x 10'2" narrowing to 7'10" (5.18m x 3.10m narrowing to 2.39m)



Fitted with a range of modern wall and base units with roll edge worksurfaces and tiling to splashback. Inset one and a half stainless steel sink with drainer and mixer tap. Fitted double electric oven with 4 ring gas hob and hood over. Integrated fridge freezer and dishwasher. Radiator, tiled flooring and UPVC double glazed windows to the rear. Opening to the Conservatory.



Utility Room

7'5" x 5'4" (2.26m x 1.63m)

Fitted with a range of matching wall and base units as those in the kitchen. Inset stainless steel sink with drainer and mixer tap. Space and plumbing for a washing machine and tumble dryer. Replacement wall mounted gas boiler supplying all hot water and central heating. UPVC double glazed window and door to the side.

Conservatory

11'3" x 10'10" (3.45m x 3.32m)



A great addition to the property, of UPVC double glazed construction with dwarf walls and polycarbonate roofing. Tiled flooring, electric panel heater and UPVC double glazed French doors to the rear garden.

Cloakroom

Fitted with a white suite comprising: Low level close coupled W.C and pedestal wash hand basin. Radiator.

First Floor Landing

Stairs ascending to the second floor landing.

Main Bedroom

11'5" x 11'3" to wardrobes (3.48m x 3.43m to wardrobes)



UPVC double glazed window to the rear. 2 double built in wardrobes providing ample storage. Ceiling coving, radiator, TV and telephone point. Archway through to a small dressing area with another built in wardrobe. Door to the En Suite.

En Suite



A stunning Shower Room, generously tiled and beautifully fitted with a modern white suite comprising: Walk-in shower enclosure with glass screen and thermostatically controlled shower over. Concealed low level close coupled wc and wash hand basin with storage below. Heated towel rail. UPVC double glazed window to rear.

Guest Bedroom

11'8" x 10'5" to wardrobes (3.58m x 3.18m to wardrobes)



UPVC double glazed window to the rear. 2 double built in wardrobes providing ample storage. Ceiling coving, radiator, TV and telephone point. Door to the En Suite.



Guest Suite

Tiled shower enclosure with glass screen and thermostatically controlled shower over. Concealed low level close coupled wc and wash hand basin with storage below. Heated towel rail, shaver point and UPVC double glazed window to rear.

Study/Bedroom 5

7'6" x 6'9" (2.29m x 2.06m)

UPVC double glazed window to the front. Ceiling coving. Radiator.

Bedroom 3

13'8" x 4.17m x)



UPVC double glazed dormer window to the front and UPVC double glazed window to the side. 2 double built in wardrobes, 2 radiators and TV point.

Bedroom 4

13'8" (4.17m)

UPVC double glazed dormer window to the front and UPVC double glazed window to the side. 2 double built in wardrobes, 2 radiators and TV point.

Family Bathroom



Generously tiled and fitted with a smart white suite comprising: L shaped bath with glass screen and thermostatic mixer shower over. Concealed low level wc and vanity wash hand basin. Chrome ladder towel rail, shaver point and Velux roof window to the front.