

Family Bathroom
7'2" x 6'5" (2.18m x 1.96m")



Fully tiled and re-fitted with a white suite comprising: Panelled bath with glass screen and thermostatically controlled shower over. Concealed low level wc and wash hand basin with storage below. Heated towel rail, extractor fan, shaver point and UPVC double glazed window to the side.

Double Garage
177 x 156 (5.38m x 4.72m)
Accessed via an electric up and over door. Pedestrian door. Light and power connected. Loft storage space.

Rear Garden

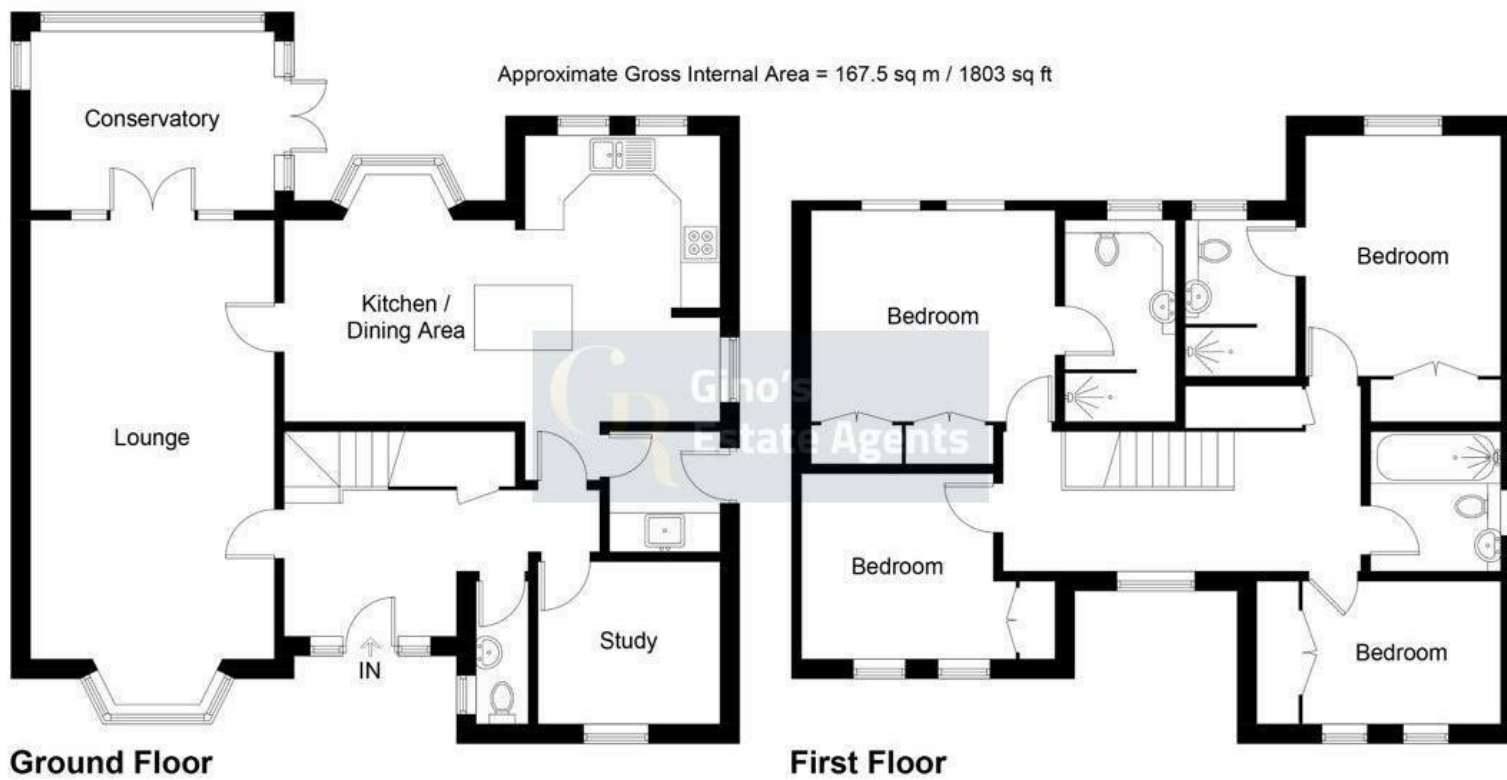


Fully enclosed by timber panel fencing and walling, this immaculately maintained garden comprises of an attractive paved patio area which leads onto a level lawn edged with well stocked shrub borders. There is also a paved pathway which leads to a circular patio area at the end of the garden ideal for the evening sun. To the side there are 2 raised flower beds with access back to the front. external cold water tap, power point and lighting. Side gated access to driveway.

Front Garden

Designed for ease of maintenance, the front garden consists of an area laid to slate chippings part enclosed by hedgerow with the remaining area block paved thus providing off-road parking for numerous cars. EV charging point.

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Tenure: Freehold
Floor area: 1803.00 sq ft
Tax Band: F



Local Authority: North Somerset

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15 Green Pastures Road, Wraxall, North Somerset, BS48 1ND

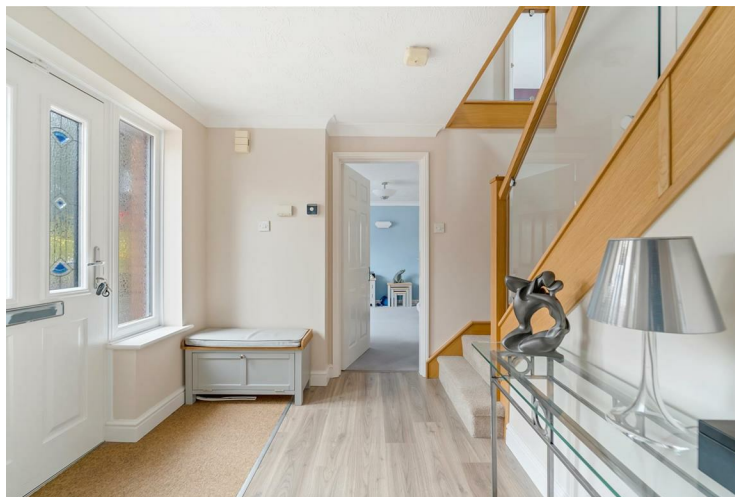
£725,000

Approached via a private driveway, we welcome to the market this 'Heydon' style, 4 Bedroom, 3 Bathroom & 3 reception room detached family home, which comes to the market for this first time since it was built in 1997, located on this extremely popular development, 'The Elms' in Wraxall. This well-maintained property enjoys one of the best positions in The Elms, being situated extremely close to picturesque, unobstructed views over Green Belt countryside to Wraxall Church & the hillsides of Wraxall and is well placed for the superb range of schools and shops whilst still in easy reach of the train station at Backwell. In brief, the layout comprises: Entrance Hall, Lounge, Conservatory, Kitchen/Dining Room, Utility Room, Study & Cloakroom. On the first floor there are 4 Bedrooms - 2 with En Suite Shower Rooms and Family Bathroom whilst externally there are Gardens to the front and rear, and a double garage with driveway parking. EPC rating - D.

Ginos Estate Agents
34 St Marys Park, Nailsea, North Somerset, BS48 4RP
T. 01275 540 176 | sales@ginosproperties.co.uk
ginosproperties.co.uk



Entrance Hall



Entered via a double glazed composite door with glazed side panels. Beautifully crafted, bespoke Oak and glass staircase to first floor with useful cupboard below. Radiator, ceiling coving, Hive thermostat and oak effect laminate flooring.

Lounge

22'0" x 12'8" (6.71m x 3.86m)



A light and airy, dual aspect room with walk-in UPVC double glazed bay window to front aspect and UPVC double glazed French doors to the rear, opening into the Conservatory. Stylish and individual feature fireplace with inset electric fire. 2 radiators - one of them being a vertical radiator, TV point and ceiling coving.

Conservatory

11'9" x 9'4" (3.58m x 2.84m)



A useful addition to the property, of UPVC double glazed construction with dwarf walls and French doors to the rear garden. Multiple power points. Laminate flooring.

Open Plan Kitchen/Dining Room

21'7" x 14'3" max (6.58m x 4.34m max)



A lovely space!

Kitchen Area



Fitted with a modern range of wall and base units with granite worksurfaces and tiling to splashback. One and a half undermount sink with mixer tap. Fitted double electric oven, microwave, Bosch induction hob and extractor over. Space for an upright fridge freezer and integral dishwasher. Central island with granite worktop, additional base units and breakfast bar. Radiator. UPVC double glazed windows to the front and side.

Dining Area



UPVC double glazed walk-in bay window to the rear. Oak effect laminate flooring which runs through into the Kitchen Area. Ceiling coving. Radiator.

Study

9'1" x 8'1" (2.77m x 2.46m)

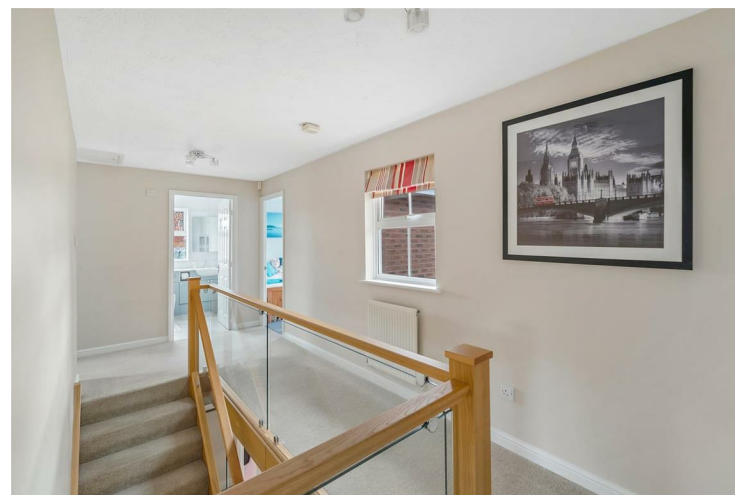


UPVC double glazed window to the front. Radiator.

Cloakroom

Fitted with stylish white suite comprising: Concealed low level wc and vanity unit inset wash hand basin. Chrome heated towel rail. UPVC double glazed window to the front.

First Floor Landing



Bespoke Oak and glass gallery landing with UPVC double glazed window to front aspect. Access to the partially boarded and insulated loft via a pull-down ladder. Airing cupboard housing the pressurized immersion tank which has been replaced in recent years.

Main Bedroom

13'1" x 10'6" (3.99m x 3.20m)



2 UPVC double glazed windows to the rear. 2 built-in double wardrobes. Radiator, TV point and door to the En Suite Shower Room.

En Suite Shower Room

10'2" x 5'4" (3.10m x 1.63m)

Fully tiled and re-fitted with a white suite comprising: Large walk-in shower enclosure with thermostatically controlled shower and additional shower attachment over. Concealed low level wc and wash hand basin with fitted cupboards below. Attractively tiled walls. Chrome heated towel rail, ceiling spotlights, extractor fan and shaver point. UPVC double glazed window to the rear.

Guest Bedroom

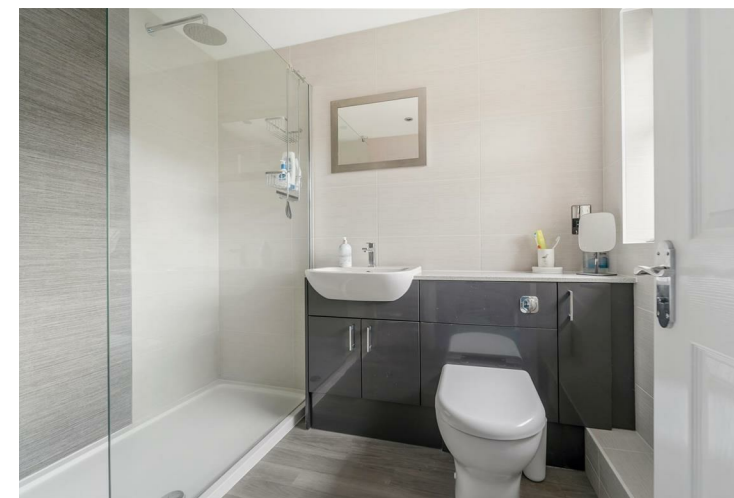
12'2" x 9'10" (3.71m x 3.00m)



UPVC double glazed window to the rear. Built in double wardrobe. Radiator, TV point and door to Guest Suite.

Guest Suite

7'7" x 5'7" (2.31m x 1.70m)



Fully tiled and re-fitted with a white suite comprising: Large walk-in shower enclosure with thermostatically controlled shower over. Concealed low level wc and wash hand basin with storage below. Chrome heated towel rail, extractor fan, ceiling spotlights, shaver point and UPVC double glazed window to the rear.

Bedroom 3

10'9" x 9'4" (3.28m x 2.84m)



UPVC double glazed windows to the front. Built in double wardrobe. Radiator.

Bedroom 4

10'0" x 7'3" (3.05m x 2.21m)

2 UPVC double glazed windows to the front. Built in double wardrobe. Radiator.