

Rear Garden



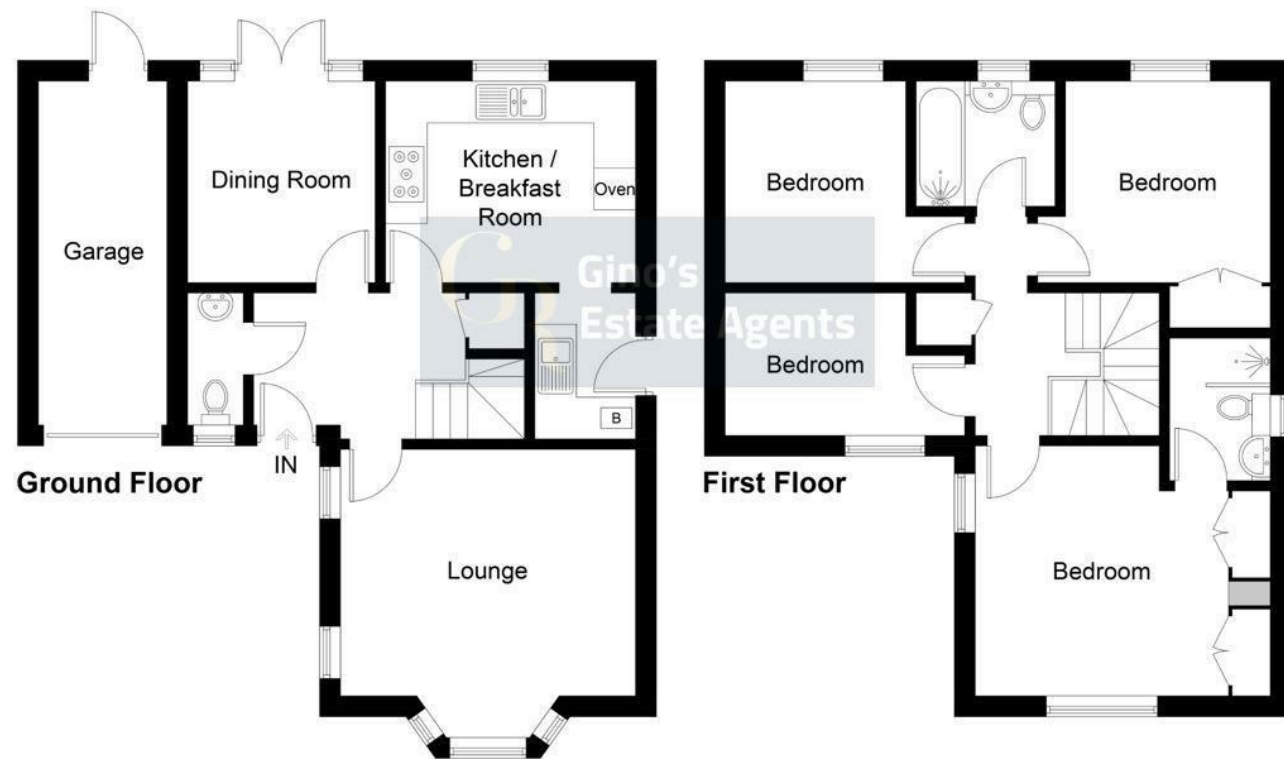
Front Garden

Tarmac driveway provides off road parking for numerous vehicles. Part enclosed by hedging.

Garage

Accessed via an electric up and over door. Light and power connected. Pedestrian door.

Approximate Gross Internal Area = 105.9 sq m / 1140 sq ft
(Excluding Garage)



For illustrative purposes only. Not to scale. ID1114012
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor Plan Produced by EPC Provision

Tenure: Freehold

Floor area: 1140.00 sq ft

Tax Band: E

Local Authority: North Somerset

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Ginos Estate Agents

34 St Marys Park, Nailsea, North Somerset, BS48 4RP

T. 01275 540 176 | sales@ginosproperties.co.uk

ginosproperties.co.uk



Gino's Estate Agents



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

£550,000

A particularly well appointed Victoria style Bryant built home on the popular Elms development in Wraxall, located close to open countryside and the picturesque village "Duck Pond". This lovely home comes to the market for the first time since it was built in 1998 and boasts recently fitted UPVC double glazing. In brief, the layout comprises: Entrance Hall, Cloakroom, Lounge, Dining Room, Kitchen/Breakfast Room and Utility Area. On the first floor there are 4 Bedrooms - the main Bedroom with En Suite, and a Family Bathroom whilst externally there are low maintenance gardens to the front and rear along with an integral garage and driveway parking. EPC rating - C.

Ground Floor

Entrance Hall



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

Cloakroom

Fitted with a smart white suite comprising: Low level close coupled wc and vanity unit with inset wash hand basin. Towel rail. UPVC double glazed window to the front.

Lounge

13'11" x 11'1" (4.24m x 3.38m")



UPVC double glazed walk-in bay window to the front. Feature fireplace with inset gas fire. Radiator, TV point and ceiling coving.



Dining Room

9'6" x 9'0" (2.90m x 2.74m")



UPVC double glazed French doors to the rear garden. Ceiling coving. Radiator.

Kitchen/Breakfast Room

11'11" x 9'6" (3.63m x 2.90m")



Fitted with a modern range of wall and base units with roll edge worksurfaces over and tiling for splashback. Inset one and a half bowl sink with drainer and mixer taps. Built-in electric oven and grill. gas hob, UPVC double glazed window to the rear, Radiator. Telephone point. Tiled effect flooring and opening to the Utility Area.



Utility Area

6'10" x 4'9" (2.08m x 1.45m")

Wall mounted boiler which serves the central heating and domestic hot water. Space and plumbing for an automatic washing machine and upright fridge freezer. Double glazed door to the side.

First Floor Landing

Doors to all Bedrooms and Bathroom. Access to the loft. Airing cupboard.

Main Bedroom

14'0" x 12'0" (4.27m x 3.66m")



A light room with dual aspect UPVC double glazed windows to the front and side. Built-in double wardrobes providing useful storage space. Radiator. Door to the En Suite.



En Suite



Fitted with white suite comprising; vanity unit with concealed wc, inset sink and storage storage underneath, fully tiled shower cubicle with thermostatic shower. Medicine cabinet. UPVC double glazed window to the side. Heated towel rail. Extractor fan.

Bedroom 2

11'10" x 9'11" (3.61m x 3.02m")



UPVC double glazed window to the rear. Built-in wardrobe. Radiator.

Bedroom 3

9'5" x 8'5" (2.87m x 2.57m")



UPVC double glazed window to the rear. Radiator. Eaves storage cupboard.

Bedroom 4

11'4" x 6'9" (3.45m x 2.06m")

UPVC double glazed window to the front. Radiator.

Family Bathroom



Fitted with suite comprising; vanity unit with concealed wc, inset sink and storage storage underneath, panelled bath with electric shower over. UPVC double glazed window to the rear. Heated towel rail. Extractor fan.