

fitted cupboards which incorporate the wash hand basin and close coupled low level wc. Fitted cupboards, shelves, mirror and shaver point. Heated towel rail, extractor fan and UPVC double glazed frosted window to the side.

Rear Garden



A good sized garden which measures approximately 54' x 40' and consists firstly of a large area of lawn with shrub borders around it. Large paved patio area which runs virtually the width of the plot. Low picket type fence divides the formal area of garden from the vegetable plot area. The aspect of the garden is Westerly, and therefore benefits from a great deal of afternoon sunshine. Cold water tap.



Double Garage

17'2" x 16'5" (5.23m" x 5.00m") Accessed via 2 up and over doors. Light & power connected. Large loft storage area. Side pedestrian door to the garden.

Front Garden

Pleasant front garden which is enclosed by railings with central brick pillars. A double width driveway affords parking space for 2 cars and leads to the detached double garage. Side access pathway.

32 Green Pastures Road

Approximate Gross Internal Area = 139.9 sq m / 1506 sq ft



For illustrative purposes only. Not to scale. ID848766
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: 1506.00 sq ft
Tax Band: F



Local Authority: North Somerset

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Gino's Estate Agents



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

£620,000

NO ONWARD CHAIN. A 4 Bedroom detached, Malden design Bryant Home, located on the ever popular and highly sought after Elms development at Wraxall, situated close to the duck pond on the edge of the development. Only a short walk to open countryside and excellent schools, the roomy double glazed and gas centrally heated accommodation briefly comprises: Entrance Hall, Lounge, Conservatory, Dining Room, Kitchen, Utility Room, Study and Cloakroom. On the first floor there are 4 Bedrooms (main Bedroom with En Suite) plus the family Bathroom whilst externally to the front, there is an enclosed garden, driveway and detached double garage, whilst to the rear there is a generous sized garden. EPC rating - C.

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Ground Floor

Entrance Hall



Entrance via double glazed door with UPVC double glazed windows on either side. Wooden balustrade staircase ascends to the first floor accommodation with useful cloaks cupboard under. Radiator, Karndean Oak effect flooring, alarm panel, ceiling coving, thermostat for the central heating and smoke detector.

Lounge

18'8" x 11'10" (5.69m" x 3.61m")



A bright, dual aspect room with the focal point being the period style feature fireplace with wooden surround, living flame fire and granite hearth. 3 wall lights, television point, ceiling coving and 2 radiators. UPVC double glazed bay window to the front and UPVC double glazed French doors to the garden. Door into the dining room.



Conservatory

12'5" x 11'10" (3.78m" x 3.61m")



Of UPVC double glazed construction with dwarf wall and a glorious outlook over the Rear Garden. Wall light and laminate tile effect flooring. UPVC double glazed French doors to the Garden.

Dining Room

12'0" x 10'0" (3.66m" x 3.05m")



An attractive room, with a UPVC double glazed bay window overlooking the rear garden. ceiling coving and radiator.

Kitchen

14'8" x 9'8" (4.47m" x 2.95m")



Fitted with a range of wooden fronted floor and wall units with worksurfaces over and tiling to splashbacks. Inset one and a half bowl sink with mixer taps, Integrated Neff full size dishwasher, fridge and freezer, built-in fan assisted double oven, gas hob and canopy extractor. Pelmet lighting, radiator and UPVC double glazed window to rear overlooking the garden. Doors into both the Utility Room and Dining Room.

Utility Room

6'0" x 6'0" (1.83m" x 1.83m")



Fitted with a range of floor and wall units with worksurfaces over and tiling to splashbacks. Wall mounted boiler serving the gas central heating and domestic hot water. Space and plumbing for an automatic washing machine and space for tumble drier. Radiator and double glazed door to the side.

Study

9'2" x 7'2" (2.79m" x 2.18m")



UPVC double glazed window to the front. Telephone point, radiator and ceiling coving.

Cloakroom

Fitted with a white suite comprising: Low level close coupled wc. Wash hand basin with tiled splashback. Radiator. UPVC double glazed frosted window to the side.

First Floor Landing

A bright landing, with UPVC double glazed window to the front. Access to the loft Airing cupboard, radiator and smoke detector.

Main Bedroom

14'8" x 10'10" (4.47m" x 3.30m")



UPVC double glazed window to the rear. Built-in double wardrobes providing useful storage. Radiator, telephone point and door to En Suite.

En Suite

10'10" x 6'4" (3.30m" x 1.93m")



Fitted with a suite comprising: Separate shower cubicle with mixer shower & panelled bath. Fitted cupboards which incorporate the wash hand basin and close coupled low level wc. Mirror, shaver point, heated towel rail, extractor fan and UPVC double glazed window to the rear.

Bedroom 2

13'1" x 10'10" (3.99m" x 3.30m")



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

Bedroom 3

12'10" x 8'4" (3.91m" x 2.54m")

UPVC double glazed window to the front. Built-in double wardrobes. Radiator.

Bedroom 4

9'0" x 6'8" (2.74m" x 2.03m")

UPVC double glazed window to the front. Radiator.

Family Bathroom



Fitted with a white suite comprising: Panelled bath with shower mixer taps. Range of