

En Suite



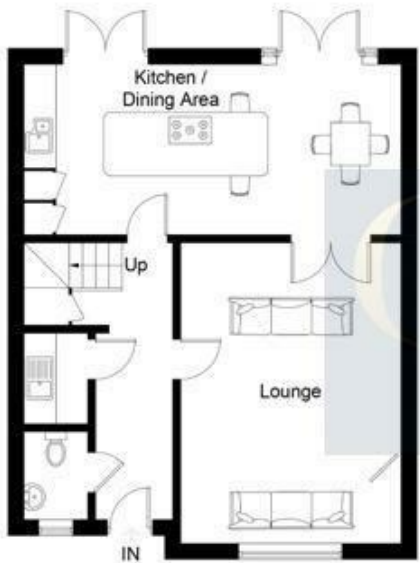
Fitted with a white suite comprising: Shower enclosure with glass screen shower over, concealed low level wc and wall hung wash hand basin. Vertical radiator, shaver point, ceiling spotlights, extractor fan, tiled flooring and Velux window.

Rear Garden

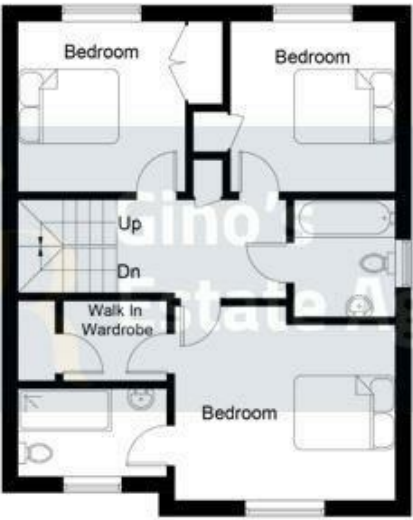


Level rear garden laid to patio for ease of maintenance. Outside lighting. Enclosed by walling and timber fence panels. Railing surrounding the steps to the rear parking via wooden gate.

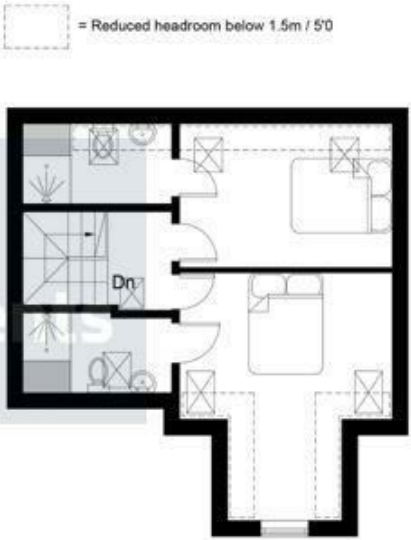
Approximate Gross Internal Area = 166.9 sq m / 1796 sq ft



Ground Floor



First Floor



Second Floor (Roof Room)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID757018)

**Tenure:** Freehold

**Floor area:** 1796.00 sq ft

**Tax Band:** F

**Local Authority:** North Somerset

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# Gino's Estate Agents



**5 Lodge Lane, Wraxall, North Somerset, BS48 1LX**

**£535,000**

**NO ONWARD CHAIN.** An outstanding 5 DOUBLE BEDROOM, 4 BATHROOM, detached three storey family home built in 2012 to an exacting standard, located in Lodge Lane, Wraxall - one of the most sought-after areas in BS48. This beautiful property boasts a light, contemporary themed home throughout whilst offering all the latest mod cons that you would want that include underfloor heating, efficient heating system and Villeroy and Boch sanitary ware. In brief, the layout comprises: Entrance Hall, Cloakroom, Lounge, Open Plan Kitchen/Dining Room and Utility Room. The first floor offers 3 Bedrooms - the master with En Suite, Dressing Room and a Family Bathroom whilst the second floor offers a further 2 Bedrooms both with En Suite facilities. Externally there are easy to maintain gardens along with a single garage and driveway parking at the rear. EPC rating - C.



Ground Floor

Entrance Hall



Composite front door leads you into a welcoming Entrance Hall. Solid wood flooring with underfloor heating, ceiling coving, alarm panel, individual thermostat, stairs ascending to the first-floor accommodation with understairs storage cupboard and oval style window on the half landing.

Cloakroom

Fitted with a modern white suite comprising: Concealed low level wc and wall hung wash hand basin. Tiled flooring, ceiling spotlights, underfloor heating extractor fan and UPVC double glazed window to the front.

Utility Room

5'2" x 4'1" (1.57m" x 1.24m")  
Matching wall and base units as to those in the Kitchen with roll edge worksurfaces and tiling to splashabck. Inset stainless steel sink with drainer and mixer tap. Space for a washing machine and tumble dryer. Tiled flooring, ceiling spot lights, underfloor heating and extractor fan.

Living Room

18'4" x 13'4" (5.59m" x 4.06m")



A lovely sized room with a UPVC double glazed window to the front aspect. Inset feature log burning stove, set on a stone hearth with wooden mantle over. Ceiling coving, underfloor heating, TV point, 2 wall lights and glazed double doors to the Kitchen/Dining Room.

Kitchen/Dining Room

23'0" x 10'4" (7.01m" x 3.15m")



What a stunning room! Fitted with a modern range of wall and base units with granite worksurfaces and upstand for splashback. Inset one a half sink with drainer and mixer tap. Integral fridge freezer, microwave and dishwasher. There is also a superb central island with fitted electric oven, induction hob, extractor hood, additional base units and breakfast bar. Two sets of UPVC double glazed French doors that lead you out onto the rear garden. Underfloor heating, ceiling spotlights, TV point and space for a large Dining table.



First Floor Landing

Doors to Bedrooms 1,2 and 3. Linen cupboard, radiator, thermostat for the central heating and stairs up to the second-floor landing.

Main Bedroom

13'4" x 12'1" (4.06m" x 3.68m")



UPVC double glazed window to the front. Radiator, TV point, door to the En Suite and Dressing Room.

Dressing Room

6'6" x 4'9" (1.98m" x 1.45m")

Providing ideal clothes hanging space. Programmer for the central heating, ceiling spotlights and door to the airing cupboard.

En Suite

8'5" x 5'3" (2.57m" x 1.60m")



A stunning room fitted with a white suite comprising: Large tiled shower enclosure with glass screen and thermostatically controlled shower over. Concealed low level wc and wall hung wash hand basin. Vertical radiator, tiled flooring, shaver point, ceiling spot lights, extractor fan and UPVC double glazed window to the front.

Bedroom 2

10'4" x 10'2" (3.15m" x 3.10m")



UPVC double glazed window to the rear. Double storage cupboard. TV point. Radiator.

Bedroom 3

10'4" x 10'1" (3.15m" x 3.07m")



UPVC double glazed window to the rear. Storage cupboard. TV point. Radiator.

Family Bathroom

7'2" x 6'3" (2.18m" x 1.91m")



Beautifully fitted with a white suite comprising: Panelled bath with shower attachment, concealed low level wc and wall hung wash hand basin. Vertical radiator, tiled flooring, shaver point, ceiling spot lights, extractor fan and UPVC double glazed window to the side.

Second Floor Landing

Velux window with built in blind. Ceiling spotlights.

Bedroom 4

13'4" x 9'1" max (4.06m" x 2.77m" max)



Two Velux windows to the rear. Radiator, TV point, loft eaves storage and door to the En Suite.

En Suite

Fitted with a white suite comprising: Shower enclosure with glass screen shower over, concealed low level wc and wall hung wash hand basin. Vertical radiator, shaver point, ceiling spot lights, extractor fan, tiled flooring and Velux window.

Bedroom 5

15'3" narrowing to x 9'1" x 13'4" (4.65m" narrowing to x 2.77m" x 4.06m")



An interesting T shaped design with oval window to the front aspect. Two Velux windows, radiator, TV point, eaves storage space and door to the En Suite.