

Rear Garden



The rear garden is beautifully designed, with the main area being laid to lawn and an attractive porcelain paved patio which continues round to either side of the property, with deep and well stocked shrub borders and water feature. Behind the garage and large shed, which has power and lighting, there is a greenhouse and raised vegetable beds. Fully enclosed by timber panel fencing with gated side access. External power sockets and cold water tap.

Front Garden

The frontage is also beautifully designed with areas laid to lawn and paving with a block paved driveway which can accommodate 2 cars, leading to the detached garage. Pathway leads around the side of the property to a gate which affords access into the rear garden.

Double Garage

17'5" x 15'8" (5.31m" x 4.78m")
Accessed via an electric roller door. Light and power connected. Loft storage access. EV charging point, pedestrian door and Duramat floor tiles.

Approximate Gross Internal Area = 187.1 sq m / 2014 sq ft



For illustrative purposes only. Not to scale. ID1179681
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: 2014.00 sq ft
Tax Band: G

Local Authority: North Somerset
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Rivendell 47 Green Pastures Road, Wraxall, North Somerset, BS48 1ND
Guide price £850,000

We are delighted to welcome to the market this imposing 4 DOUBLE BEDROOM, 3 RECEPTION ROOM family home, located in arguably the most popular area in the whole of BS48 - 'The Elms' development in Wraxall. The 'President' style property is Bryant's flagship design and is possibly the most requested house style on the estate, embodying elegance and charm combined with great flow and space whilst benefitting from a lovely sized, rear garden and immaculately presented accommodation throughout. Situated with good access to public transport links, excellent schools and lovely open countryside, this fine looking home briefly comprises; Reception Hall, Lounge, Dining Room, Kitchen/Breakfast Room, Utility Room, Study and Cloakroom. On the first floor there are 4 Bedrooms - 2 with En Suite & Family Bathroom with aluminum double-glazed windows and doors throughout the property. Externally the delightful gardens are laid to lawn and attractive patio, with a block paved driveway providing space for 2 cars and detached double garage with electric roller door. EPC rating - C.

Welcoming Entrance Hall



A very pleasant welcome into the property, being of a considerable size, with wooden balustrade staircase ascending to the first-floor accommodation & cloaks cupboard under. Alarm panel, ceiling coving, smoke detector, thermostat for the heating and radiator.

Lounge

26'6" x 13'5" min (8.08m" x 4.09m" min)



An amazingly spacious room with the main focal point being the very impressive brick Inglenook fireplace which has a coal effect gas basket and small 'arrowslit' windows on either side with above spotlights. Television and telephone points, 2 double radiators and ceiling coving. Double glazed walk-in bay window to front, plus double-glazed French doors to the rear garden.



Dining Room

12'10" x 11'1" min (3.91m" x 3.38m" min)



Walk-in double glazed bay window to rear overlooking the garden. Radiator, ceiling coving and door to the Kitchen/Breakfast Room.

Kitchen/Breakfast Room

16'2" x 11'2" (4.93m" x 3.40m")



A superb space, being fitted with a comprehensive range of wood fronted floor and wall units with modern worksurfaces over and tiling to splashbacks. Inset one and a half bowl sink with hot, cold and filtered water mixer taps. In a cupboard below the sink is a water softener, tablet salt container and water filter. Fitted double electric oven with 5 ring gas hob and extractor over. Integrated dishwasher and fridge and freezer. Ceramic tiled floor, radiator and space for a breakfast table. Double glazed windows to rear and side aspects. Door to the Utility Room.

Utility Room

7'9" x 5'7" (2.36m" x 1.70m")



Range of fitted cupboards matching the kitchen, with worksurfaces over and tiling to splashbacks. Inset stainless steel sink. Space and plumbing for an automatic washing machine and tumble drier. Wall mounted boiler serving the gas central heating and domestic hot water. Extractor fan, ceramic tiled floor, radiator and double glazed door to the side.

Study

11'2" x 6'9" (3.40m" x 2.06m")

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

Cloakroom

4'10" x 4'9" (1.47m" x 1.45m")

Fitted with a white suite comprising: range of fitted cupboards incorporating the low level wc and wash hand basin with mixer taps. Tiling to splashbacks, heated towel rail and attractive double glazed 'porthole' window to the front.

First Floor Landing

Doors to all Bedrooms & Bathroom. Access via a pull-down ladder to the insulated, fully lit & boarded loft. Ceiling coving, smoke detector and generous size airing cupboard housing the replacement hot water tank.

Main Bedroom

12'10" x 12'9" min (3.91m" x 3.89m" min)



2 double built-in wardrobes, telephone point, radiator and double-glazed window to the front. Archway leads through into the dressing area.



Dressing Area

With sliding mirror door wardrobes across one wall providing ample storage space. Door to the En Suite Shower Room.

En Suite

8'5" x 7'9" (2.57m" x 2.36m")



Comprising: double width shower cubicle with mixer shower over, range of fitted cupboards which incorporate the wash hand basin and low level wc. Shaver point, double width heated towel rail, extractor fan, tiling to splashbacks and double-glazed frosted window to front.

Guest Bedroom

12'8" x 11'2" min (3.86m" x 3.40m" min)



2 double built-in wardrobes, radiator and double glazed window to the rear. Door leading to the Guest Suite.

Guest Suite

8'1" x 4'5" (2.46m" x 1.35m")

Comprising: shower cubicle with mixer shower over, range of fitted cupboards which incorporate the wash hand basin with mixer taps and low level wc. Shaver point, heated towel rail, extractor fan and double glazed frosted window to side.

Bedroom 3

11'6" x 10'10" (3.51m" x 3.30m")



Built-in wardrobe, radiator and double glazed window to the rear.

Bedroom 4

11'11" x 8'3" (3.63m" x 2.51m")

Built-in wardrobe, radiator and double glazed window to the rear.

Family Bathroom

9'6" x 8'1" (2.90m" x 2.46m")



Comprising: panelled bath with mixer shower over and concertina screen. Range of fitted cupboards incorporating the wash hand basin and low level wc. Shaver point, heated towel rail, extractor fan and double-glazed frosted window to the front.