

level close coupled wc and vanity unit with inset wash hand basin with storage below. Chrome centrally heated towel rail, shaver point, ceiling spotlights and UPVC double glazed window to the side.

Rear & Side Garden



Fully enclosed by timber panel fencing, this sunny and well established garden consists of a paved patio immediately off the property leading on to level lawn. The patio and lawn continues around to one side providing access to the garage via a pedestrian door. To the other side there is a second, generous area of lawn with a further patio ideal for the late afternoon/early sun. Cold water tap and 2 external electrical sockets.

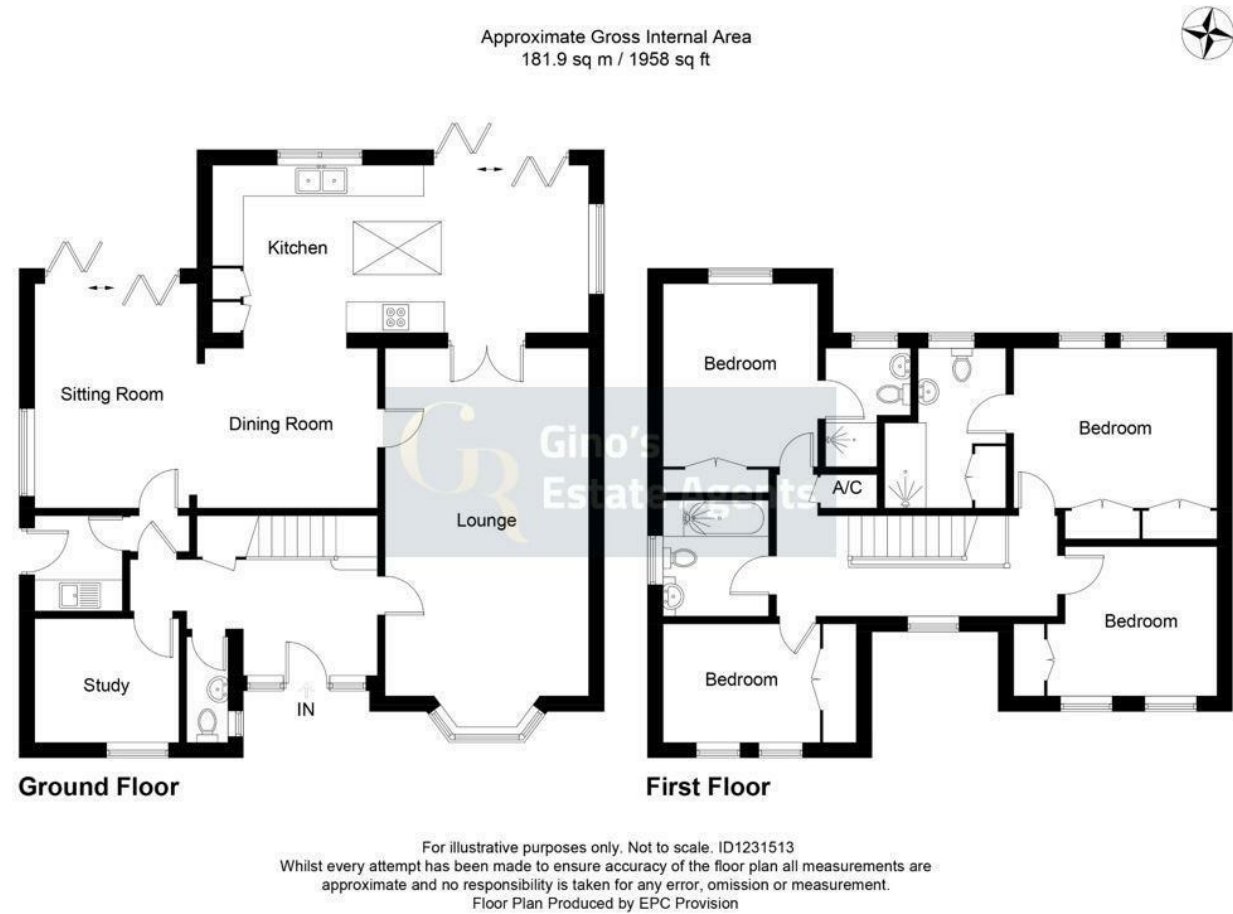


Frontage

A wide block paved frontage provides off-road parking for numerous vehicles and access to the garage. Side access to the rear garden via both sides. EV charger.

Detached Double Garage

17'7" x 15'6" (5.36m" x 4.72m")
Accessed via an electric up and over door. Pedestrian door. Light and power connected. Loft storage space.



Tenure: Freehold
Floor area: 1958.00 sq ft
Tax Band: F

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

We are delighted to offer to the market this fantastic example of this rarely available, 'Heydon' design executive home, which benefits from a superb kitchen extension and west facing rear garden. Offering 4 bedrooms and 4 reception rooms, and being situated in the ever popular 'Elms' location in Wraxall, the extended property occupies a superb position within this prestigious development close to open countryside and within walking distance of highly regarded primary and secondary schools and the town centre. Ideal for any family, with an abundance of space, the layout comprises: Entrance Hall, Lounge, Open Plan Kitchen/Dining Room, Sitting Room, Utility Room, Study and Cloakroom. The first floor offers 4 bedrooms – 2 with En Suite – and a family bathroom, whilst externally you will find gardens to the rear and sides along with a block paved driveway providing parking for numerous vehicles and a detached double garage. EPC rating - C.

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Entrance Hall



Entered via a double glazed composite door with glazed side panels. Stairs ascending to the first-floor accommodation with useful cupboard below. Radiator, ceiling coving, thermostat, ceiling spotlights and good quality LVT flooring which runs through most of the ground floor.

Lounge

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



A light and airy room with walk-in UPVC double glazed bay window to front aspect and glazed double doors to the kitchen/breakfast room. Feature marble fireplace with inset living flame gas fire. 2 radiators, ceiling spotlights, ceiling coving, TV point, BT telephone and broadband socket, Truespeed fibre broadband socket.

Kitchen/Breakfast Room

23'77" x 11'69" (7.01m' x 3.35m")



Beautifully fitted with a modern range of handleless white wall and base units with quartz worktops and matching upstand. Inset two-bowl sink with drainer, mixer tap, filtered water tap and water softener. Fitted double electric oven with 5-ring gas hob with extractor over. Integrated fridge freezer and dishwasher, wine cooler. Electric underfloor heating and vertical radiator. Fabulous glass roof lantern. Ceiling spotlights.

Dining Room

11'05" x 10'15" (3.48m" x 3.05m")



Space for a large table with openings to the kitchen/breakfast room, sitting room and door to lounge. Radiator and ceiling spotlights.

Sitting Room

14'16" x 9'75" (4.27m" x 2.74m")



A versatile room which has previously been used as a playroom but makes a perfect second reception room. Aluminium double glazed bi-folding doors to the rear and window to the side. Radiator and ceiling spotlights.

Utility Room

6'22" x 5'60" (1.83m" x 1.52m")

Fitted with a range of wall and base units, worktops and upstand matching those in the kitchen. Inset stainless steel sink with drainer and mixer tap. Space and plumbing for an automatic washing machine and tumble dryer. Wall mounted gas boiler which has been replaced in recent years. UPVC door to the side garden.

Study

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

UPVC double glazed window to the front. Radiator.

Cloakroom

Fitted with a white suite comprising: Low level close coupled wc and wash hand basin. Upgraded consumer unit. UPVC double glazed window to the front.

First Floor Landing

Galleried landing with UPVC double glazed window to front aspect. Access to the partially boarded and insulated loft via a wooden pull-down ladder. Airing cupboard housing the pressurized hot water tank (with electric immersion heater) 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

10'40" x 7'69" (3.05m" x 2.13m")



Fully tiled and re-fitted with a white suite comprising: Large walk-in shower enclosure with thermostatically controlled rainfall shower and additional hand shower attachment. Low level close coupled wc and vanity unit with inset wash hand basin with fitted storage below. Additional fitted cupboards providing useful storage. Chrome centrally heated towel rail, ceiling spotlights, extractor fan and shaver point. UPVC double glazed obscured 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 and door to guest en suite.

Guest En Suite

7'84" x 5'64" (2.13m" x 1.52m")

Fully tiled and re-fitted with a white suite comprising: Shower enclosure with thermostatically controlled rainfall shower and additional hand shower attachment. Low level close coupled wc and vanity unit with inset wash hand basin with storage below. Chrome centrally heated towel rail, shaver point, extractor fan, ceiling spotlights and UPVC double glazed obscured window to the rear aspect.

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.

Family Bathroom

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



Tiled and re-fitted with a white suite comprising: Panelled bath with glass screen and thermostatically controlled rainfall shower and additional hand shower attachment. Low