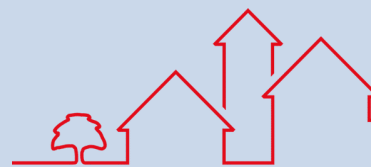




**1 Bell Pit Brow, Wraxall**

Guide Price **£410,000**



**Parker's**

Estate Agents & Property Lettings



## I Bell Pit Brow

Wraxall, Bristol

A delightful 3-bedroom semi-detached home nestled within The Elms, discreetly positioned to embrace the charm of the surrounding countryside just steps from your door.

The current owners have recently opened up the lounge to the dining room, creating a spacious and airy living area. This transformation enhances the space, which also features convenient understair storage. The area extends to a conservatory with a southerly aspect, perfect for morning coffee and dining.

The well-equipped kitchen offers garden views and access, along with a breakfast area and a tucked-away utility space. The garage has been partially converted by the current owners to include a downstairs cloakroom while still retaining space for bikes, camping gear, and extra storage. Additionally, new flooring has recently been installed on the ground floor, saving the new owner further costs.

Upstairs, the landing provides extra storage and leads to the principal bedroom with a dressing area and ensuite bathroom, making a wonderful sanctuary. Two further bedrooms, one with a built-in wardrobe, complete the upper level.

# I Bell Pit Brow

Wraxall, Bristol

Externally, the frontage boasts a charming appeal with parking for two cars, while the rear garden offers a patio, side access, and a lush lawn, ideal for enjoying the southerly aspect.

This property would make a great home for a first-time buyer or downsizer wanting the benefits of peaceful living but easy access to Nailsea and Bristol, the regional airport, or the motorway gateways.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



**Hallway**

**Lounge/Diner**

22' 4" x 9' 10" (6.80m x 3.00m)

**Kitchen**

14' 1" x 8' 2" (4.30m x 2.50m)

**Utility Room**

8' 2" x 2' 7" (2.50m x 0.80m)

**WC**

6' 7" x 2' 7" (2.00m x 0.80m)

**Conservatory**

9' 6" x 8' 7" (2.90m x 2.62m)

**Landing**

**Bedroom 1**

10' 10" x 9' 10" (3.30m x 3.00m)

**Dressing Area**

6' 7" x 2' 11" (2.00m x 0.90m)

**Ensuite**

8' 6" x 4' 3" (2.60m x 1.30m)

**Bedroom 2**

9' 6" x 7' 10" (2.90m x 2.40m)

**Bedroom 3**

9' 10" x 6' 3" (3.00m x 1.90m)

**Bathroom**

6' 7" x 5' 7" (2.00m x 1.70m)





## Landing

### Bedroom 1

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### Bedroom 3

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### Bathroom

6' 7" x 5' 7" (2.00m x 1.70m)

### Rear Garden

### Garage

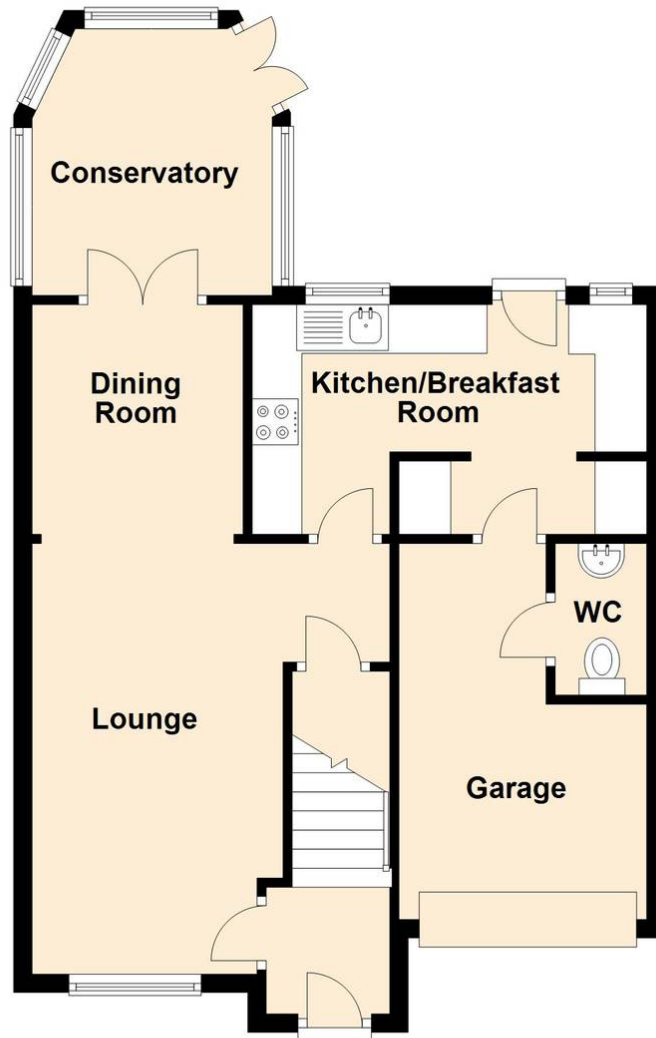
## Wraxall:

Nestled near Bristol, Wraxall is a picturesque village offering a harmonious mix of stylish new homes and historic residences. From the grandeur of Tyntesfield House to modern living spaces, it's a serene retreat with easy access to Bristol's amenities. Nearby Nailsea boasts supermarkets, shops, and cozy coffee shops, complementing Wraxall's rural tranquility with urban convenience. Whether strolling through the village's idyllic landscapes, enjoying a pint at a local pub, or exploring the rich history, Wraxall invites residents and visitors alike to experience a perfect blend of past and present.

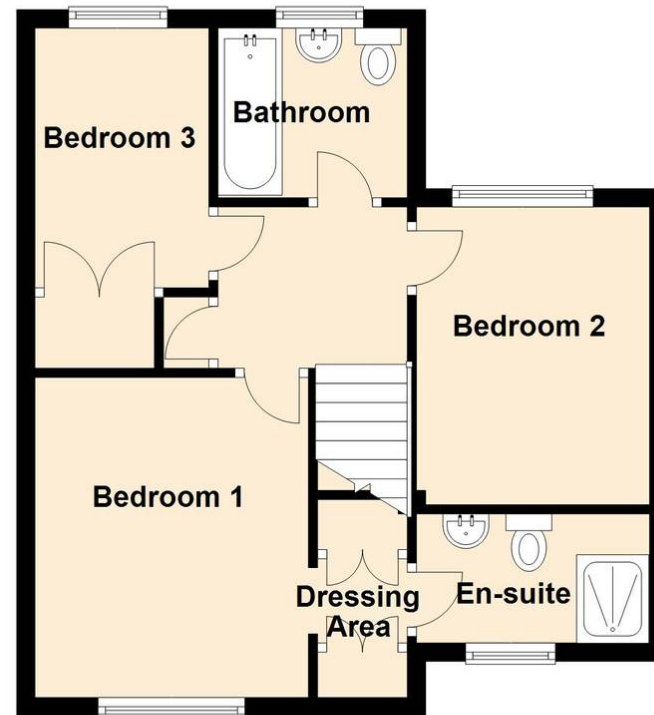




### Ground Floor



### First Floor



Sketch plan for illustrative purposes only  
Plan produced using PlanUp.

**1 Bell Pit Brow**



## Parker's Estate Agents

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