



35 The Grove, Wraxall

Guide Price £395,000



Parker's

Estate Agents & Property Lettings



35 The Grove

Wraxall, Bristol

Occupying a good size plot at the end of a cul de sac, 35 The Grove is a perfect home for anyone wanting to enjoy a semi-rural location but ideally situated within a short drive of many excellent local amenities or the city. The front of the property is approached via a pedestrian path from The Grove that leads through the well planted and stocked front garden.

Upon entering the property you will find a delightful sitting room to the right of the hallway, with views onto the garden and complete with a wood burner. Perfect for cosy evenings or cooler days.

The hallway also leads onto the open plan kitchen-diner with this being the very heart of this delightful home with dual aspect windows and plenty of natural light. There is room for a family dining table and the recently renovated kitchen includes a range of green base and wall units complete with electric cooker, hob with space for a dishwasher and includes feature tiled splashbacks. Laminate wood flooring runs throughout the ground floor making it very practical for families or pet owners alike.

A useful utility area has also been created off the kitchen by the owners and fitted with a range of storage cupboards with room for a washing machine, tumble dryer and makes a perfect practical area for country life. From the kitchen the back door leads out onto the rear garden and parking area.

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On the first floor you will find the properties three bedrooms, two of which are good sized double rooms that enjoy views over the fields, and both have a fitted cupboards. Bedroom three is a single bedroom and overlooks the rear garden.

The vendors have also modernised the original bathroom with a modern white suite to include bath, w.c and wash hand basin. There is a chrome overhead rain shower with contemporary tiled splashbacks and flooring.

The home is unique for its age and has eco credentials being heated by a Samsung Air Source Heat Pump and powered by Solar Panels, both fitted in 2024 and overall the property has been given a Energy Performance Rating of Band B

This is a delightful property for anyone wanting to live the country life but within an easy commute of the the city and we recommend an early viewing.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B



Kitchen/Dining Room

16' 4" x 10' 4" (4.98m x 3.16m)

Sitting Room

13' 1" x 11' 1" (3.99m x 3.37m)

Utility Room

13' 3" x 4' 8" (4.04m x 1.43m)

Bedroom 1

11' 2" x 10' 0" (3.40m x 3.05m)

Bedroom 2

10' 2" x 10' 0" (3.11m x 3.06m)

Bedroom 3

9' 6" x 6' 11" (2.89m x 2.10m)

Bathroom

9' 11" x 5' 10" (3.03m x 1.78m)

Garden Office

14' 1" x 7' 0" (4.28m x 2.13m)





FRONT GARDEN

The front garden is south-west facing with a beautiful magnolia tree and raised patio area perfect for alfresco dining and enjoying the views across the farmland beyond. Laid mainly to lawn the garden the garden is bordered with mature shrubs and plants.

REAR GARDEN

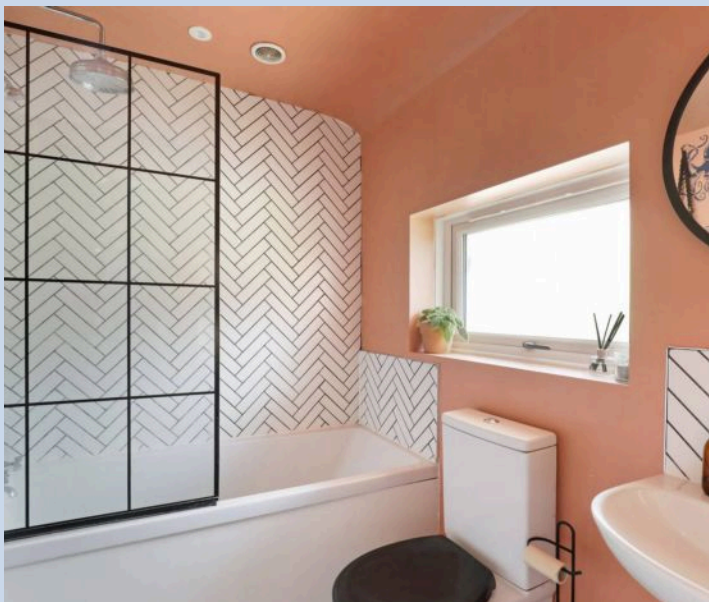
Outside, the rear garden includes off road parking for two cars and a useful garden room currently used as a home office. The rear garden also includes plenty of useful storage areas and a green house.

Off street

2 Parking Spaces

WRAXALL:

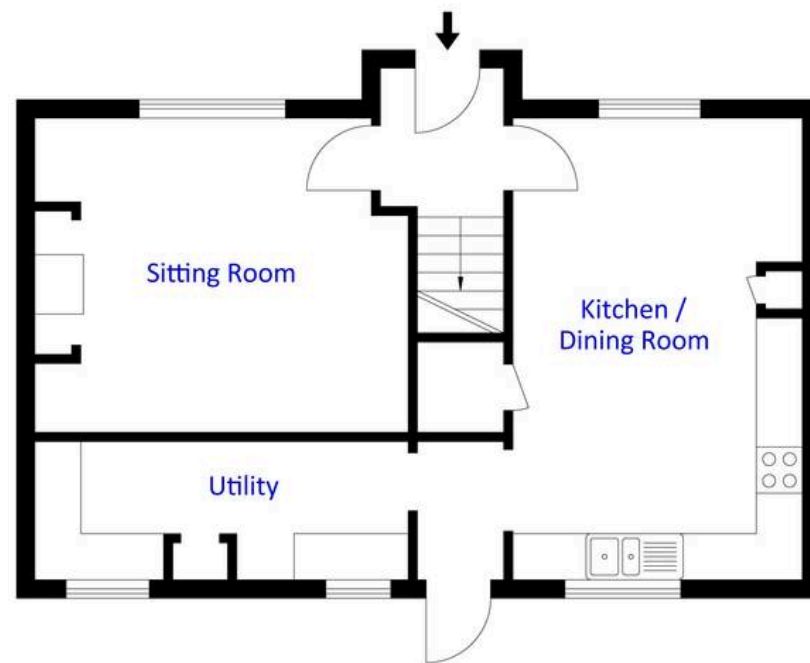
Wraxall is a delightful rural village located just six miles west of Bristol. Surrounded by countryside but ideally located within a short drive, cycle or bus journey of the city. Easy access to the M5 motorway at junction 19 or mainline train station at Backwell or Bristol Temple Meads. The village is much sought after due to its countryside location with views across farmland and includes a church. Further amenities can be found just a short drive to Nailsea which includes two major supermarkets, doctors, dentists, cafes, shops and everything you could need in the busy high street and precinct. The village has the benefit of a primary school with a choice of private and public secondary schools in the local area. Wraxall is also renowned for the beautiful gothic style Tyntesfield House & Estate which is now owned and run by the National Trust, perfect for anyone wanting to explore the outdoors. Or for keen sports people the village is situated within a short drive of the Long Ashton Golf Club or the David Lloyd Leisure Club.



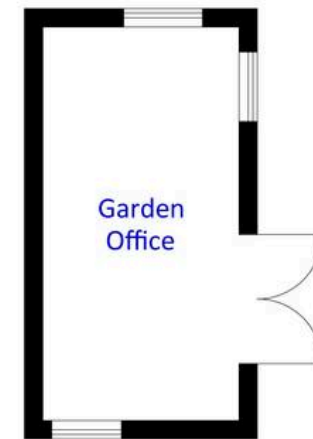


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Approx. Gross Internal Area
997.40 Sq.Ft - 92.70 Sq.M
(Total area includes Garden Office)



Ground Floor



First Floor

For illustrative purposes only. Not to scale.

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.



Parker's Estate Agents

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IMPORTANT NOTICE

For clarification, we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please contact the office prior to viewing the property.

