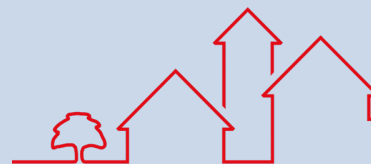




**16 Garstons Close, Wroughton**

Guide Price **£570,000**



**Parker's**

Estate Agents & Property Lettings





## 16 Garstons Close

### Wrington, Bristol

This lovely property in Garstons Close is a fantastic detached home in the very popular village of Wrington, well situated for all the amenities that this sought after village has to offer.

Our vendors have undertaken an array of improvement and redecoration works which become apparent the moment you walk through the door.

The front door leads into the hallway giving access to the lounge, downstairs WC, door to the integral garage and through to the kitchen. The kitchen has been modernised to include a range of purple and cream units with integrated double electric oven and gas hob with space for a dishwasher. From here the kitchen leads through to a large separate dining area with views over the rear garden and then onto the spacious lounge complete with open fireplace, perfect for cosy nights.

Upstairs, the home benefits from four bedrooms, study/dressing room and a family bathroom. The master bedroom includes a well-appointed ensuite shower room.

Two of the bedrooms are south facing and overlook the delightful rear garden with views to the Mendip Hills beyond.

The family bathroom completes the upstairs accommodation and is fitted with a modern three piece suite.



# 16 Garstons Close

Wroughton, Bristol

The property is double glazed throughout and warmed by gas central heating.

For a family, the location of the property could not be more convenient with great access to the quality local schools and a childrens park/playing field just around the corner.

## Front Garden

To the front the property benefits from a good size integral garage (with electric and plumbing for a washing machine), ample off street parking and sizeable car port/storm porch.

The front garden is mainly laid to lawn with some mature shrubs and plants.

## Rear Garden

The landscaped rear garden is fully enclosed and south facing. Well planted with a range of mature shrubs, fruit trees, good size patio and lawned area it also includes a small pond and large timber storage shed. This is a truly delightful space to enjoy the sun and share alfresco dining with family and friends.





**Kitchen**

12' 8" x 9' 4" (3.87m x 2.85m)

**Dining Room**

17' 8" x 9' 9" (5.39m x 2.97m)

**Sitting Room**

28' 10" x 10' 3" (8.79m x 3.12m)

**WC**

5' 7" x 2' 3" (1.71m x 0.68m)

**Bedroom 1**

12' 6" x 9' 7" (3.81m x 2.91m)

**Ensuite**

9' 3" x 3' 9" (2.81m x 1.15m)

**Bedroom 2**

10' 6" x 10' 0" (3.21m x 3.04m)

**Bedroom 3**

8' 11" x 7' 9" (2.71m x 2.35m)

**Bedroom 4**

9' 7" x 6' 11" (2.93m x 2.11m)

**Study/Dressing Room**

7' 10" x 5' 9" (2.40m x 1.75m)

**Family Bathroom**

7' 9" x 5' 9" (2.36m x 1.75m)

**Integral Garage**

17' 9" x 9' 7" (5.42m x 2.93m)

**Garden Shed**

15' 10" x 7' 10" (4.83m x 2.40m)







## Wroughton:

Wroughton is a picturesque village nestled in the North Somerset countryside. Characterised by charming stone cottages, surrounded by green fields, and hills, it exudes tranquillity and rural charm yet only 30 minutes from the centre of Bristol. The heart of the village boasts a historic church, All Saints dating back to the 13th century, adding to its timeless allure. The village is served with many facilities to include a Post Office, Spar convenience store, Zero Waste Pantry, photographers, hairdressers and separate barbers shop, two pubs and a dentist to name but a few. The local school, Wroughton C of E Primary School is celebrated as "outstanding" by Ofsted, with secondary education a few miles away in Churchill. Surrounded by scenic landscapes, Wroughton offers opportunities for leisurely walks and exploration of the nearby Mendip Hills Area of Outstanding Natural Beauty. Its welcoming community and rich heritage make Wroughton a delightful retreat for locals and visitors alike.



Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

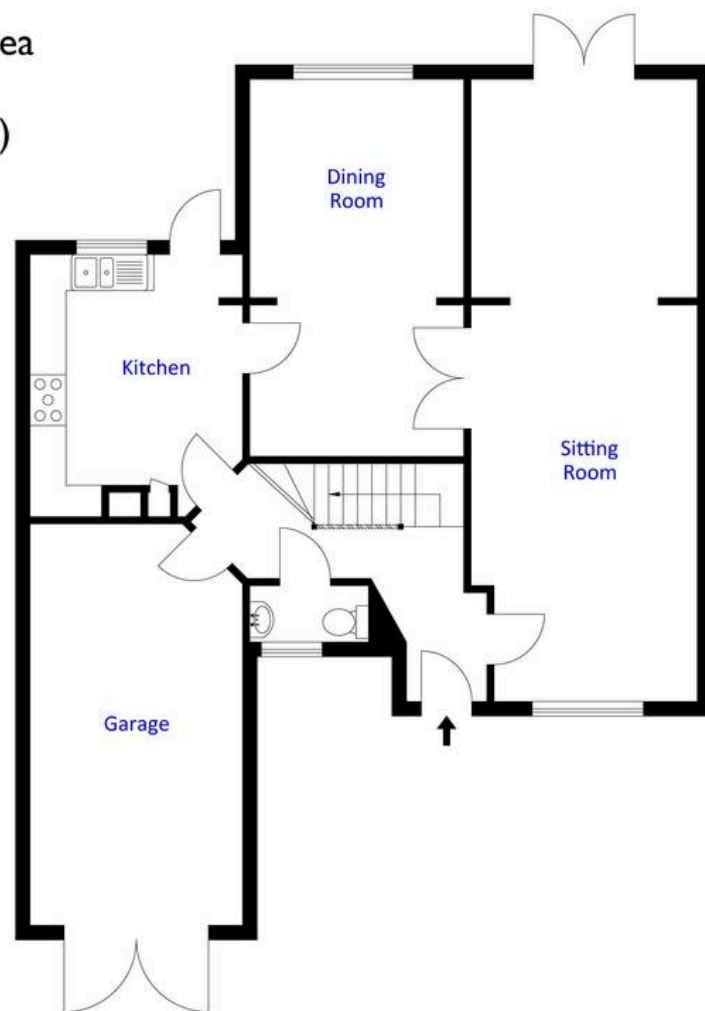




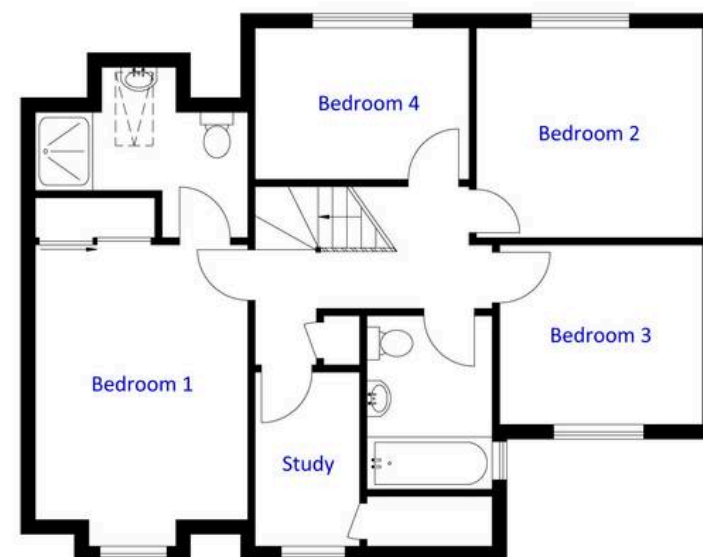


# 16 Garstons Close, Wroughton

Approx. Gross Internal Area  
1475.7 Sq.Ft - 137.1 Sq.M  
(Total area includes garage)



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.

