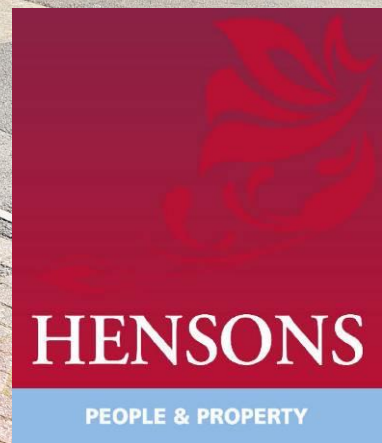




19 Green Pastures Road,
Wraxall,
North Somerset. BS48 3ND



Offers in the region of £685,000 Freehold

A very desirable 4 bedroom, 2 bathroom detached family home at The Elms, Wraxall set close to parkland and picturesque greenbelt countryside. There is a sunny private garden and well designed accommodation including a spacious dual aspect open plan kitchen diner.

The property was originally built by Bryant Homes, a multiple award winning developer. The construction is traditional having attractive mellow brick elevations with a pronounced lower plinth and quoins beneath a tiled, felted and fully insulated roof.

The design features light, airy living space with large windows bathing the rooms in natural light. Both the living room and kitchen-diner-family room enjoy a double aspect and the garden room is a lovely addition that really draws the living space into the gardens. The decoration enhances the feeling of space and the fully refurbished en suite and family bathrooms are well appointed adding to the appeal and comfort.

The setting in Green Pastures Road has very attractive parkland close by and good access to footpaths, open countryside and cycle routes. The "village pond" is also nearby and it is only a short stretch of the legs to the Touts store – garage and beyond that to the amenities in Nailsea. However the house stands well away from any busy through roads.

For the commuter good road connections are available to other nearby centres with the City of Bristol just 8 miles away. Junctions 19 and 20 of the M5 (both within 6 miles) allow easy access to the country's motorway network and longer distance commuting is facilitated via the main line rail connection in the neighbouring village of Backwell with direct services to Filton - Abbeywood and beyond to Bath and London/Paddington (120 minutes).



A portico shelters the front door that leads to the traditional reception hall with a cloakroom off. A staircase with turned newel posts and balusters rises to the first floor with storage beneath. Two pairs of double doors lead to the kitchen diner and to the living room while there is open access to the garden room at the rear.

The living room is fabulously airy with broad windows overlooking the front and rear gardens while a fireplace creates a focal point.

Opposite, across the hall, the open plan kitchen-diner again overlooks both areas of garden and the sunny patio to the rear. The dining area has a bay window to the front and a peninsula division partially separates the kitchen area that is well equipped with a good range of wall and floor cupboards and laminated work surfaces. There is an inset sink unit and an inset hob with a cooker hood above and a built under oven-grill. There is plenty of additional appliance space and a door leads out to the patio.

On the first floor the principal bedroom has a built in wardrobe, a more open outlook to the front and a fully updated shower room (former bathroom) en suite.

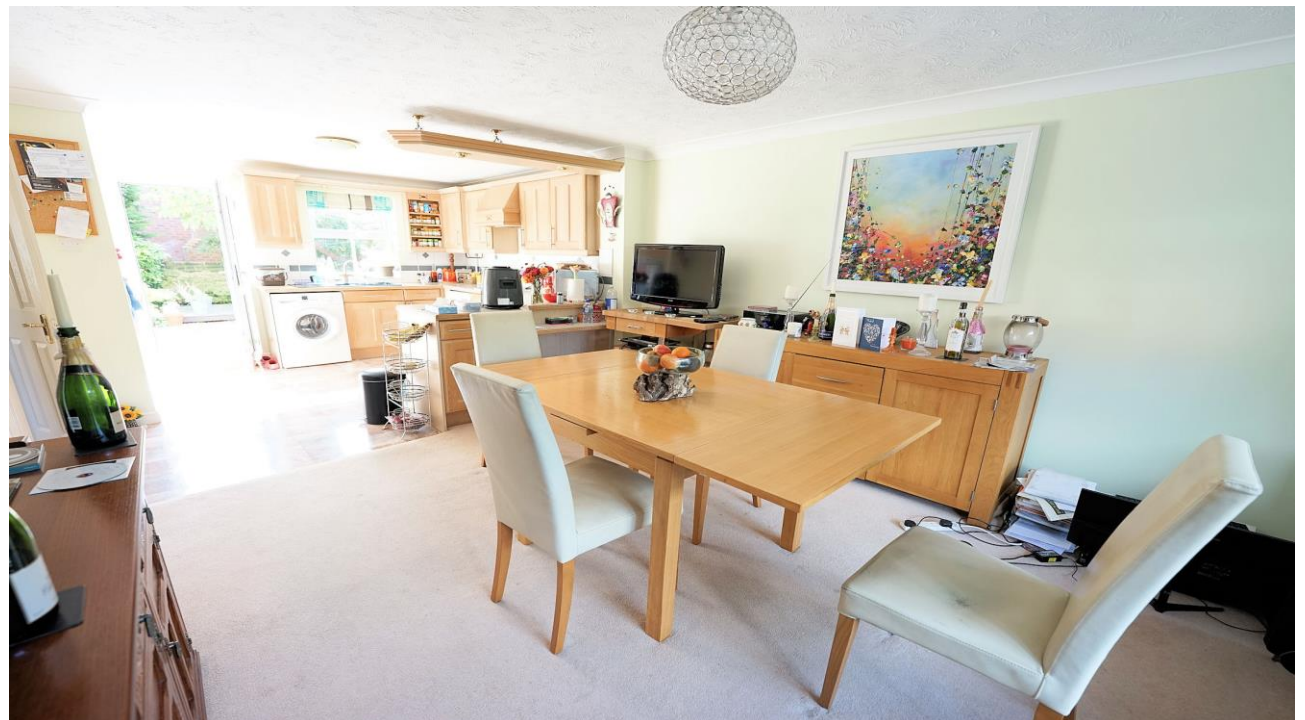
Two of the remaining three bedrooms are double rooms while the fourth is a good single with a deep built in cupboard.

The family bathroom has also been attractively reappointed with fitted cabinets to contrast with a new suite that includes a bath with shower over.

Outside:

The property is approached via a tarmacadam double drive that provides parking for at least two cars and leads to the detached Double Garage with light, power, overhead storage and a personnel door to the rear.

The garden at the front is enclosed by a low wall and a well kept hedge that screens the house and lawn.







A path and gate at the side of the house lead in turn to the rear garden that has been landscaped with extensive areas of sunny paved patio, decking and lawn framed by planted borders and screened by walling and timber panel fencing that combine to offer good privacy.

Services & Outgoings:

Mains water, gas, electricity and drainage are connected. Telephone and broadband are available. Gas fired central heating through radiators.

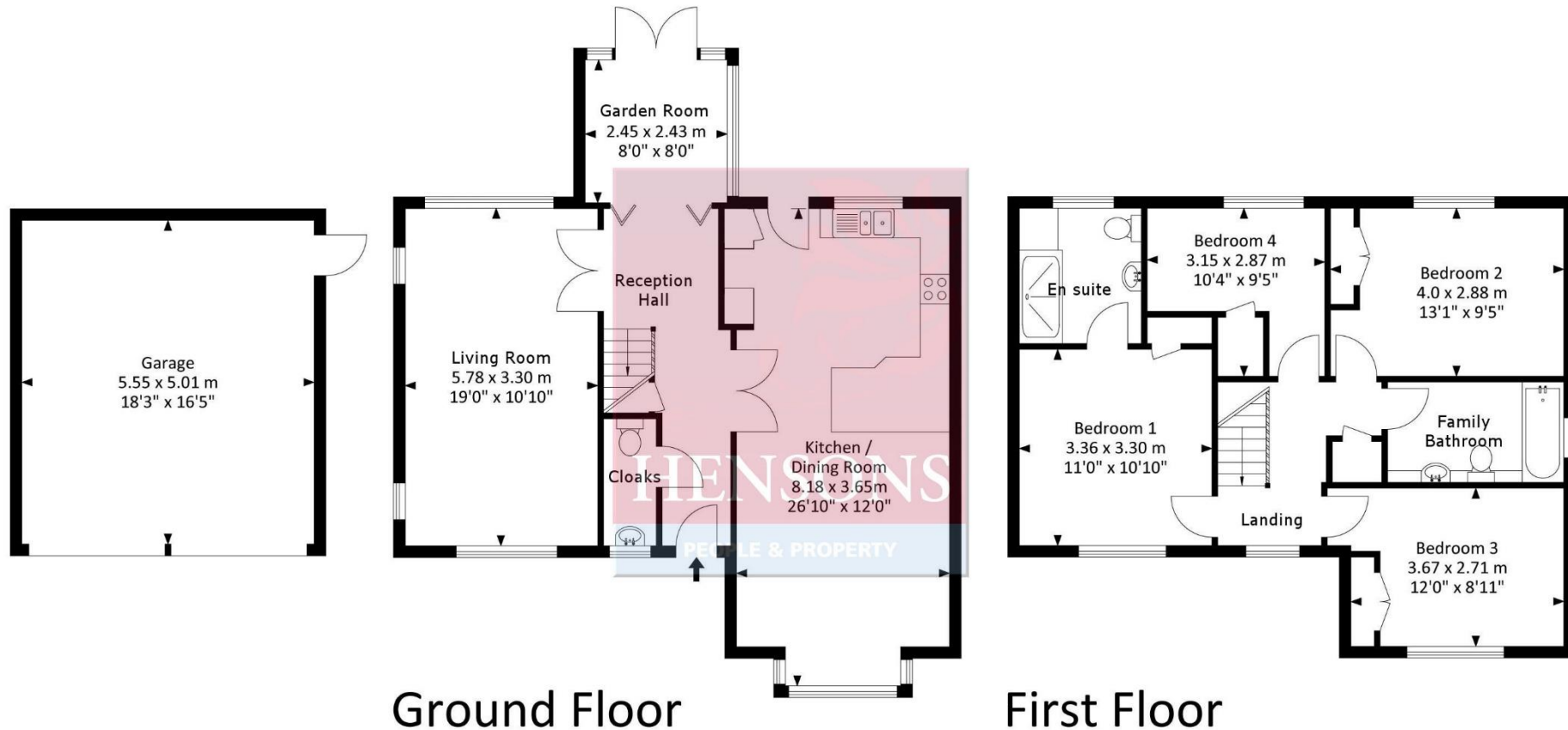
Council Tax Band F.

Energy Performance:

The property has been assessed at band D-67 for energy performance. The full energy performance certificate is available on request on email.

Viewing:

By appointment with **HENSONS**: Tel: 01275 810030



The agent has not tested any apparatus, equipment, fixtures, fittings or services and therefore cannot verify that they are in working order or even connected. A buyer is advised to obtain verification from their solicitor or surveyor. The particulars are provided subject to contract and include floor plans that can only give a general indication of the layout of the property. All measurements are approximate and may be rounded up or down when converted between imperial measurements and metric measurements. All fixtures and fittings are excluded from the sale unless separately included within the 'fixtures and fittings' list that will be provided by the seller's conveyancer's or solicitors as a sale proceeds. Any reference to planning consent and land areas are only opinion or estimate or, where mentioned based on information provided by the sellers. Where potential for development, improvement or extension is mentioned, no guarantee of a favourable planning consent is given, and no detailed exploration of supposed potential has been undertaken unless otherwise expressly stated as having been carried out by Hensons rather than the seller or their architect or town and country planning advisors. For further information with regard to planning consent requirements and possibilities, we recommend that an appointment is arranged to meet with our fully qualified planning consultant (there may be a charge for that service). These draft particulars do not form part of any contract and no warranty is given neither do they form part of any offer made by the agents or the seller. © Hensons



HENSONS

Ivy Court,
61 High Street, Nailsea, Bristol, BS48 1AW
Telephone: 01275 810030
Email: info@hbe.co.uk
www.hbe.co.uk