



15 WYNDHAM CRESCENT,
EASTON-IN-GORDANO, BS20 0PG

**GOODMAN
& LILLEY**







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GUIDE PRICE

£725,000

An opportunity to acquire a stunning, highly versatile 4/5 bedroom detached family home finished to a high specification throughout and designed with the sole purpose of an interactive family life.

Extended and much improved by the current owners this beautiful home, in brief comprises; entrance hall, kitchen/breakfast room, dining room, family bathroom and living room. From the living room is a door that leads into the utility room with door to garage and the extension. The extension features another spacious fully equipped breakfast room, living room (bedroom 5) with vaulted ceiling, family bathroom and another double bedroom. In the main house, the first floor features three double bedrooms, all with en-suites. The gardens are of a good size to both the front and the back offering a degree of privacy and an open outlook to the rear. A garage and generous driveway completes the package to this impressive family home.

Set on the northern edge of the Gordano Valley, the Avon Wildlife Trust, Hails Wood and Priors Wood can all be found nearby with the latter widely noted for its famous bluebell walk. The area itself is well served for schooling in both the state and private sector - Crockerne Church of England Primary School, St Katherine's School and The Downs School are all conveniently located. Sitting within the North Somerset boundary, Easton in Gordano is a particularly sought after rural village on the outskirts of Bristol and sits within the North Somerset boundary and has previously featured on Kirstie Allsopp's Best of Both Worlds on Channel 4.

Wyndham Crescent is located in a convenient position on the fringes of the village with Brunel's iconic Suspension Bridge located a mere four miles away, providing direct access to Clifton Village & Bristol City Centre. Bristol 5 miles, Clifton village 4.5 miles, M5 (J19) 1 mile, Portishead 3.5 miles, Cribbs Causeway regional shopping centre 7 miles, Bristol Airport 11.5 miles (distances approximate)

Accommodation Comprising:

Entrance Hall

Modern part-glazed front door and window combination opening to the entrance hall, vertical radiator with mirror, quality wood laminated flooring, staircase rising to the first floor landing with oak hand rail and chrome spindles, recess ceiling downlighting, doors opening to principal rooms.

Living Room

A spacious, light-filled room with uPVC double glazed window to the front aspect, French door and window combination opening to the rear garden, inset woodburning stove set within a stone surround, TV point, radiators, secured door to the utility room and also the annexe.

Dining Room

uPVC double glazed window to the front aspect, radiator, ample space to position dining room table and chairs.

Family Bathroom

A four piece bathroom suite comprising; with a low-level WC, deep panelled bath, vanity wash hand basin, shower enclosure with main shower, panelled splash backs, recessed ceiling downlighting, uPVC double glazed window to the side aspect.

Kitchen/Breakfast Room

Fitted with a matching range of modern white fronted base, drawers and eye-level units with underlighting, Quartz work surface with inset sink unit with swan neck mixer tap, space for American fridge/freezer, integrated dishwasher,

Neff electric fan assisted oven, halogen hob with extractor hood over, ceramic tiled flooring, uPVC double glazed windows to the rear aspect, uPVC double glazed door and window combination opening to the rear garden with plantation shutters. The room has ample space to position a dining room table and chairs.

Utility Room

Fitted with base units and work surface with plumbing for washing machines, dryers and other appliances, quality wood laminate flooring, secure door to the garage, open-plan to the breakfast room.

First Floor Landing

With access to the first floor accommodation.

Master Bedroom

A good sized principal bedroom, light filled from the uPVC double glazed window to the front aspect, uPVC double glazed French doors opening out to the Juliet balcony, radiators, comprehensive range of quality built-in bedroom furniture, recessed ceiling down lighting, door to:-

En-Suite Bathroom

Fitted with a quality three piece suite comprising; low-level WC, vanity wash hand basin with storage beneath, mixer taps, shaver point, deep panelled bath with shower over, panelled splash backs, obscured uPVC double glazed window to the rear aspect, extractor fan, recessed ceiling downlighting.

Bedroom Two

A double bedroom, light filled from the uPVC double glazed window to the front aspect, radiator, store cupboard, door to:-

En-Suite Shower Room

Fitted with a quality three piece suite comprising; low-level WC, vanity wash hand basin with storage beneath, mixer taps, shaver point, panelled splash backs, obscured uPVC double glazed window to the side aspect, extractor fan, recessed ceiling downlighting, chrome heated towel radiator.

Bedroom Three

Another double bedroom, uPVC double glazed window to the rear aspect, radiator, store cupboard, door to:-

En-Suite Shower Room

Fitted with a quality three piece suite comprising; low-level WC, vanity wash hand basin with storage beneath, mixer taps, shaver point, panelled splash backs, obscured uPVC double glazed window to the side aspect, extractor fan, recessed ceiling downlighting, chrome heated towel radiator.

Breakfast Room

Fitted with a comprehensive range of light grey, high-gloss wall, base and drawer units with work surfaces over, inset one and a half bowl sink and drainer unit, swan neck mixer tap, integrated fridge, dishwasher, Neff electric fan assisted oven, halogen hob with extractor hood over, quality wood laminated flooring, uPVC double glazed French doors opening to the rear garden, staircase rising to the first floor landing with oak handrail and glazed balustrade. Secure door opening to the side of the property.

Landing

Fitted with useful base units sit along the back wall provides additional storage, access to roof space via loft hatch, radiator, doors opening to the living room (fifth bedroom), bedroom and the family bathroom.

Family Room

A highly versatile room which could be used as a fifth bedroom or a living room. The room features a full-height vaulted ceiling with a uPVC double glazed apex window French doors opening on to a Juliet balcony, and Velux windows flooding the space with natural light. Storage cupboard, TV point, radiator.

Bedroom Four

A good-sized double bedroom with a uPVC double glazed window to the front aspect, radiator, TV point

Bathroom

A four piece bathroom suite comprising; with a low-level WC, free-standing claw footed bath, vanity wash hand basin, shower enclosure with main shower, panelled splash backs, recessed ceiling downlighting, uPVC double glazed window to the side aspect.

Outside

The rear garden enjoys a sunny orientation screened by mature trees and hedgerows and affords a high degree of privacy. The garden is laid predominantly laid to a level lawn with a generous patio seating area extends across the rear elevation of the property and provides the perfect vantage spot to relax, unwind with a glass of wine under the pergola or entertain family and friends al fresco style during the warmer summer months. In addition the property features a skilfully built timber outbuilding bar complete with a bar, seating and TV. A great undercover entertaining space for all year usage. The garden also features another quality timber outbuilding, insulated and with light and power which could be used as a study/gym or summerhouse.

Garage & Driveway

The garage is approached over a generous driveway providing off-road parking for numerous vehicles. The garage has an overhead door, light and power connected, door to the utility room.



- Detached Family Home
- Extended Accommodation
- Quiet Cul De Sac Position
- 4/5 Bedrooms (4 En-Suites)
- Impeccably Presented Throughout
- Viewing Highly Recommended
- In Excess Of 2300 SQ FT
- Popular Village Location

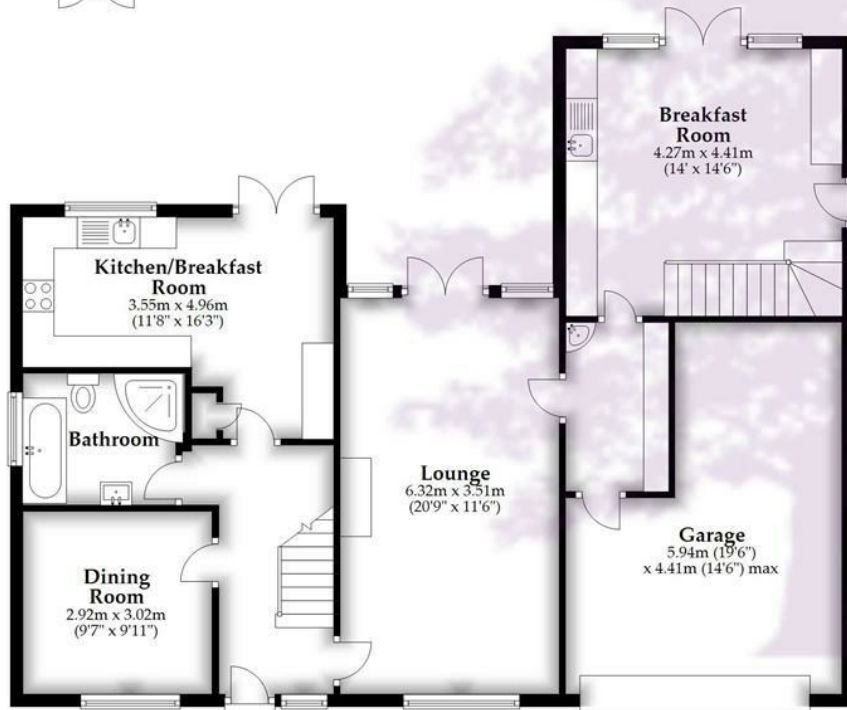




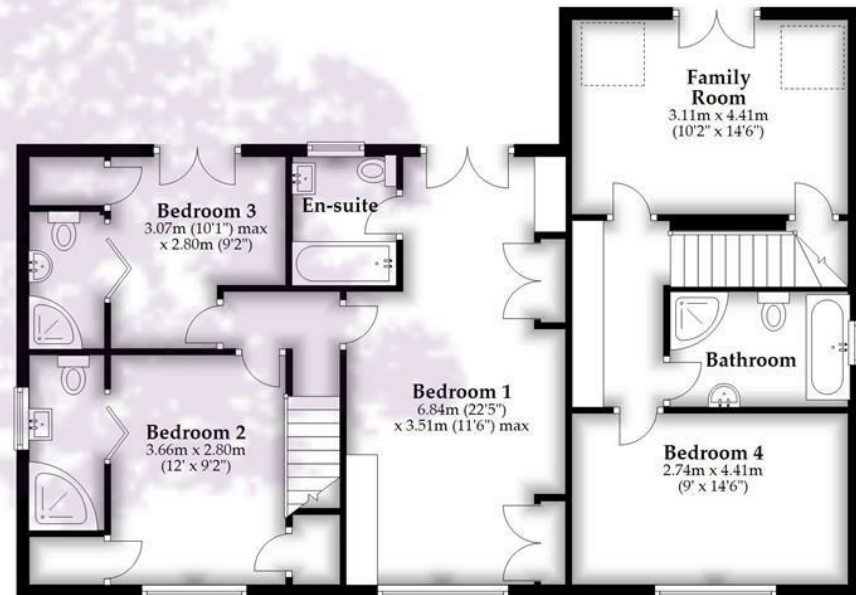
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Ground Floor
Approx. 116.6 sq. metres (1255.6 sq. feet)



First Floor
Approx. 99.0 sq. metres (1065.8 sq. feet)



Total area: approx. 215.7 sq. metres (2321.3 sq. feet)

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.
Plan produced using PlanUp.

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