

# debbie fortune

ESTATE AGENTS

## Wraxall Piece, Failand

£565,000

3 2 2



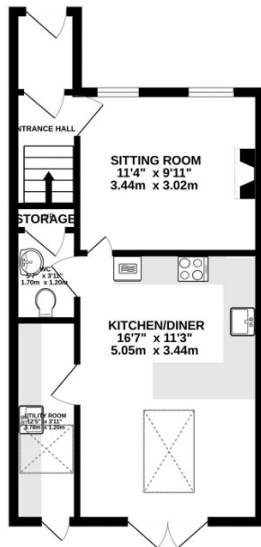
**WOODLAND VIEW** A super stylish three bedroom/three storey family home set in an idyllic semi-rural position with incredible views over country fields to the front, and backing onto historic woodland to the rear. An incredibly convenient position for enjoying country life and yet having the convenience of the city just a short distance away.



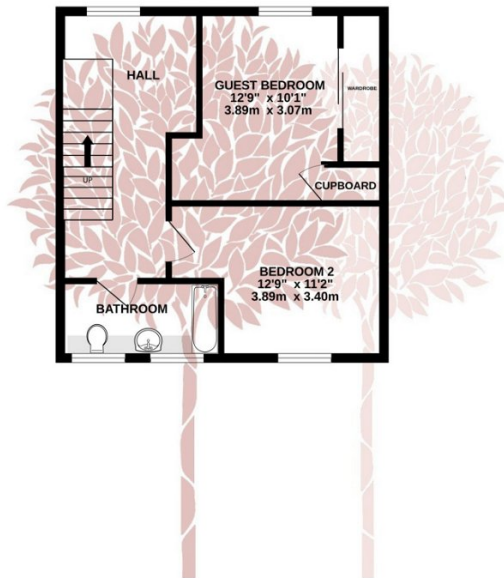
## Key Features

- Fabulously positioned three storey home
- Exceptional contemporary kitchen/breakfast room
- Generous off street parking
- Chic modern decoration throughout
- EPC E
- Wonderful semi-rural position with views to both the front and rear
- Three double bedrooms plus two well appointed bathrooms
- Utility room and recently added contemporary storm porch
- Electric heating
- Council Tax Band D

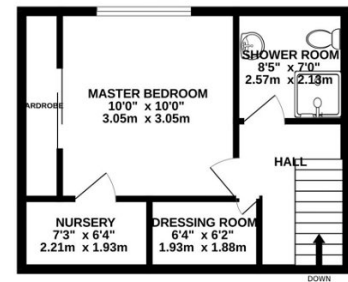
GROUND FLOOR  
419 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR  
428 sq.ft. (39.7 sq.m.) approx.



2ND FLOOR  
318 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA: 1164 sq.ft. (108.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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