



The Glebe, Wroughton
£335,000





Bedrooms: 3

Bathrooms: 1

Receptions: 3

NO ONWARD CHAIN!

DESCRIPTION Tucked away into a quiet corner of The Glebe in Wrington the property is situated within easy reach of the local amenities, primary school, dentists and playground. On the ground floor is a light and airy sitting room with a lovely bow window which makes the most of its south facing orientation and to the rear of the living room is the smart full width kitchen/breakfast room with modern yet traditional styles units and plenty of space for a dining table. To the side of the kitchen a door leads through to a handy utility room and then beyond to a brilliant playroom/office or indeed maybe an occasional bedroom. On the first floor are the two bedrooms and family bathroom, the master bedroom comes complete with fitted wardrobes with sliding doors whilst the other bedroom is a perfect children's or guest rooms. The family bathroom features a modern three piece white suite with shower over bath. What was bedroom three has been converted to house a hidden staircase that rises up to a further double bedroom in the roof with Velux windows and under eaves storage. Outside the property is blessed with a good sized rear garden which is half laid to lawn and half a brick block patio area. There is also a small wooden shed, decked area and a side gate to access the parking space to the side of the house. To the front of the house is a small lawned garden and several mature trees adding some welcome privacy.



The property is brought to the market with the added benefit of no onward chain.

OUR VENDOR SAYS This has been a perfect home in which to start and raise our family, with plenty of flexible living space which can be adapted to suit changing needs. Wroughton is also a great place to live, a lovely community with everything you need on your doorstep.

WE HAVE NOTICED So much more than originally meets the eye, this perfectly extended three bedroom home has ample space for a family but would also make a wonderful buy to let opportunity with as many as four lettable rooms.

SITUATION Situated with good access to local amenities and surrounded by beautiful countryside, Wroughton (www.wroughtonsomerset.org.uk) is the jewel in the crown of the Wroughton Vale and one of the most sought after villages in North Somerset. Picturesque with a lengthy and interesting history, it benefits from facilities usually reserved for a larger town, including two pubs (one with an excellent restaurant), church and a chapel, a primary school (awarded 'Outstanding' by Ofsted), post office, public transport, petrol station, pharmacy, dentist, coffee shop, grocery shop, off licence/convenience shop and even two florist/gift shops (one in the village centre and one on the outskirts). Secondary schooling is available at nearby Churchill Academy and Sixth Form Centre (www.churchill.n-somerset.sch.uk). Further schools, both state and private, are at Bristol, Backwell, Wraxall and the Chew Valley. The area around is well known for its beauty and offers a variety of community pursuits. Indeed, riding, walking, fishing, sailing and dry skiing are just some of the activities available within a few miles. The village itself is within commuting distance of Bristol and the seaside town of Weston-super-Mare and there is access to the motorway network at Clevedon (junction 20) and St. Georges (junction 21). There is an international airport at Lulsgate and a mainline railway station at Yatton.

DIRECTIONS Travelling into Wroughton from Wroughton Lane proceed onto Broad Street, turn left into Station Road and left again into The Glebe. Proceed through the cul-de-sac and then turn right. No.58 is on the left hand side almost directly ahead, with a Debbie Fortune Estate Agent's For Sale board.

