



7 Orchard Close, Felton
£475,000



debbie fortune

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Bedrooms: 4

Bathrooms: 2

Receptions: 2

This well presented family home is set at the end of a small, well-regarded cul-de-sac in the popular village of Felton. Brought to the market with the benefit of no onward chain, the property offers buyers a perfect turn-key opportunity to simply move in, unpack and start living.

Set at the end of the cul-de-sac, this attractive detached house is approached via a five bar gate onto a private drive offering parking for a number of vehicles that then leads to a large double garage. The pretty front lawn is enclosed by stone walling that affords a high level of privacy.

On entering the property you will find a welcoming hallway with a useful ground floor cloakroom and a lovely engineered oak floor. The sitting room lies to the left of the house and is tastefully decorated with a handsome open fireplace providing a homely focal point. French doors at the rear of the room flow out to the garden with a large double glazed window to the front.



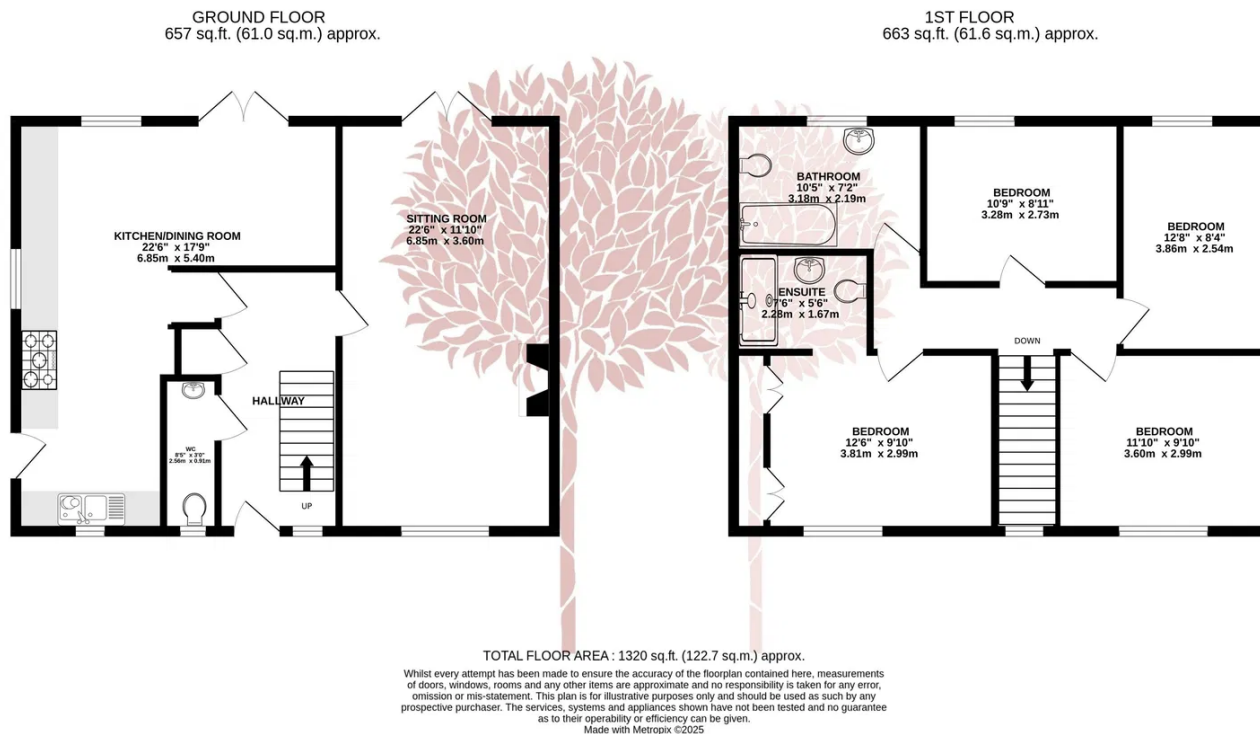
The L-shaped kitchen/breakfast room is very much the social hub of the home and is well fitted with a range of attractive wall and base units with provision for a range style cooker (included) and American style fridge/freezer. There is plumbing for a washing machine and an integrated dishwasher. To the side of the room is a pedestrian door leading out to the drive and the garage. Through the dining area are a pair of French doors leading out to the garden. The solid wood floor provides a stylish and practical element to the room, with spotlights and cornicing enhancing further character.

Moving onto the first floor you will find four well-proportioned bedrooms, all of which could accommodate a double bed. The master bedroom comes complete with a stylish en-suite shower room and fitted wardrobes, whilst the three remaining bedrooms share use of the smart family bathroom.

Outside, the rear garden has a delightful south/westerly aspect with a discrete patio area, level lawn and a beautiful outlook over rolling fields to the rear.

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





Situation: The North Somerset village of Felton has local facilities including tea rooms, local pub and church, whilst there are more comprehensive shopping facilities in other villages nearby including Wrington, Winford and Chew Magna. The primary school is at nearby Winford. Secondary schooling is available at the popular Chew Valley Comprehensive School at Chew Stoke, with a daily school bus. Commuting to the city of Bristol to the north could not be easier via the nearby A38 and there is access to the motorway network at Clevedon, and to the south and north of Bristol. Bristol International Airport is also within easy reach with its scheduled and low cost airlines. The Chew Valley is well known for its beauty with the glorious countryside, and the lakes noted for their wildlife, walking and recreational facilities. The Cathedral City of Wells and Georgian Bath are also within reach and there are private schools at Bristol, Wells and Wraxall.

Directions: Travelling south on the A38 turn left onto West Lane, just before the airport. Continue down West Lane until you reach Upper Town Lane. Turn left onto Upper Town Lane. Shortly after turn left at the junction onto Orchard Close, continue down Orchard Close and No.7 will be directly in front of you. What3words: ///kind.reply.firms

Material Information: This property operates on gas central heating.

Council Tax band: F EPC Rating: D

