



49 Vowles Close, Wraxall, BS48 1PP  
**£499,995**

Steven  
*Smith*



Located in the ever popular Elms development, this highly appealing townhouse is offered for sale for the first time since new in 2003. With spacious accommodation spanning three bright and airy levels, the property will be of interest to a wide range of buyers, particularly those looking for flexible space for a larger or growing family. Well presented throughout, the ground floor comprises versatile snug/family room, well proportioned kitchen/diner with ample space for cooking and family mealtimes and a useful separate utility and cloakroom. To the first floor, there is a welcoming sitting room with fireplace and Juliet balcony, a further cloakroom and the impressive master bedroom suite complete with fitted storage, dressing area and shower room. The top floor is host to a further three double bedrooms all with fitted storage, an ensuite to bedroom two and a modern family bathroom. The property benefits from parking and a garage and, to the rear, a low maintenance garden with lawn and patio to enjoy. The Elms is perfectly positioned within a stone's throw of attractive parkland with the many amenities of Nailsea Town Centre just a short distance further. For those who commute, the City of Bristol is easily accessible by road or rail. A truly delightful home!

## **Accommodation (all measurements approximate)**

### **GROUND FLOOR**

Front door opens into the entrance hall, with wooden floor throughout. Stairs rising to first floor, window to side. Access to understairs cupboard.

### **Cloakroom**

Comprising toilet and sink with tiled backsplash. Tile effect floor, extractor fan.

### **Snug 14'7" x 11'10" max 9'3" min**

A fantastic multi-use room, which could be used as a snug, formal dining room or play room.

### **Kitchen/Diner 19' 1" x 11' 5" (5.81m x 3.48m)**

Beautifully fitted with a range of wall and base units with granite effect working surfaces. Integrated appliances include fridge/freezer, double electric oven and gas hob with extractor, dishwasher and stainless steel sink with drainer. Tiled floors, tiled backsplash, window to rear and double doors to rear garden.

### **Utility Room 5' 11" x 5' 0" (1.80m x 1.52m)**

With further wall and base units and sink with drainer. Space and plumbing for washing machine. Tiled backsplash, tiled floor.

## **FIRST FLOOR**

**Landing.** Providing access to first floor rooms. Stairs rising to second floor, window to side.

### **Sitting Room 19' 1" x 11' 5" (5.81m x 3.48m)**

A bright, spacious room with wood flooring throughout, gas fireplace. Window to rear and Juliet balcony overlooking the rear garden.

### **WC**

Comprising toilet and sink with tiled backsplash. Tile effect floor, extractor fan.

### **Bedroom 1 19'1" max 12'1" min x 11'6"**

A fantastic master suite with built-in wardrobes and dressing area. Window to front.

### **En-Suite**

Comprising toilet, sink and shower cubicle with electric shower over. Partially tiled walls, tile effect floor, extractor fan, obscure window to front.

## **SECOND FLOOR**

**Landing.** Providing access to second floor rooms and loft hatch. Access to storage cupboard.

### **Bedroom 2 12' 1" x 10' 5" (3.68m x 3.17m)**

Double bedroom with dressing area and built-in wardrobes. Window to front.



### **En-Suite to bedroom 2**

Comprising toilet, sink and shower cubicle with electric shower over. Partially tiled walls, tile effect floor, extractor fan, obscure window to front.

### **Bedroom 3 11' 9" x 9' 6" (3.58m x 2.89m)**

Double bedroom with built-in wardrobes. Window to rear.

### **Bedroom 4 11' 8" x 9' 5" (3.55m x 2.87m)**

Double bedroom with built-in wardrobes. Window to rear.

### **Bathroom**

With suite comprising toilet, sink and bath. Partially tiled walls, tiled effect floor, extractor fan.

### **OUTSIDE**

From Vowles Close, a small front garden laid to artificial lawn borders the front of the property. There is also a driveway leading to a single garage.

### **Rear Garden**

The rear garden is primarily laid to lawn with a patio area, and is bordered by shrubs and plants.







GROUND FLOOR  
699 sq.ft. (64.9 sq.m.) approx.



1ST FLOOR  
527 sq.ft. (49.0 sq.m.) approx.



2ND FLOOR  
531 sq.ft. (49.4 sq.m.) approx.

TOTAL FLOOR AREA : 1757 sq.ft. (163.3 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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**Health & Safety Statement**

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

**Please Note**

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiation. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs have been taken using a wide angle lens.

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