



Little Green Drive , Wedmore
£440,000



debbie fortune
ESTATE AGENTS
www.debbiefortune.co.uk



Bedrooms: 3

Bathrooms: 2

Receptions: 1

Situated on the highly regarded 'Strongvox' development in a peaceful cul-de-sac, this modern three-bedroom detached family home offers stylish living in an exceptionally convenient location. Just moments from Wedmore Primary School and the village play area, it is perfectly positioned for families wanting a safe, friendly and well-connected community atmosphere.



Built in 2021 and benefiting from the remaining years of its 10 year warranty, the property has been thoughtfully designed with contemporary finishes, generous room sizes and an abundance of natural light throughout.

The bright and welcoming sitting room provides a comfortable space, while the modern, well-equipped kitchen offers ample storage, quality appliances and space for dining - making it an ideal hub for family life. A convenient WC completes the ground floor accommodation. Upstairs, there are three good-sized bedrooms, including a spacious master bedroom with an en suite shower room. The remaining bedrooms are served by a stylish, contemporary family bathroom.

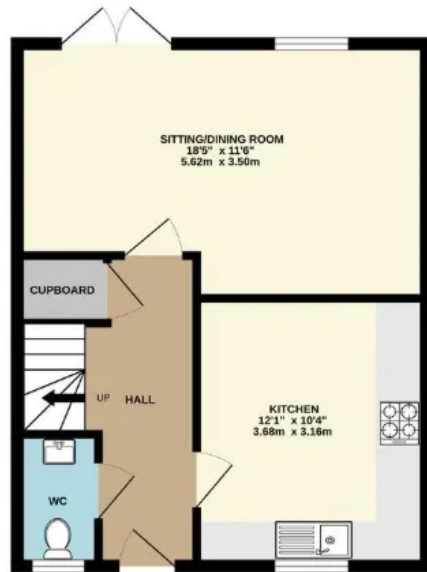


Outside, the home enjoys a generous private rear garden with an open outlook, offering excellent space for outdoor dining, children's play or future landscaping. To the front, off-street parking leads to a larger-than-average garage with an electric up-and-over door, power and light.



This beautifully presented home is a fantastic opportunity for those seeking modern comfort, village charm and day-to-day convenience in one of Somerset's most desirable locations.

GROUND FLOOR
434 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA: 868 sq.ft. (80.7 sq.m.) approx.

While 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.
Made with Metropix ©2022

What we love about this property... we love its contemporary, light-filled feel, paired with a superb private garden - perfect for family life, and social gatherings!

Situation: The beautiful, historic village of Wedmore has a wealth of local amenities, including a village shop, post office, gift shops, clothing shops, a butcher, fish monger and renowned pubs and cafés. There is a doctor's surgery, dentist, and chemist. The village is set in a stunning rural location providing plenty of opportunities for outdoor pursuits, with Wedmore Golf Club on the outskirts of the village. There are transport links to the A38 with direct links to Bristol International Airport and the M5 junction 22. The larger centres of Bristol and Bath are about 23 and 30 miles away respectively, with the cathedral city of Wells approximately nine miles away. The property falls within the popular catchment area for Wedmore First School, Hugh Sexey Middle School and Kings of Wessex Academy and Sixth Form in Cheddar, where there is also Kings Fitness and Leisure Centre.

Directions: From the High Street, take Church Street and Pilcorn Street, heading out of Wedmore until you reach Wedmore First School. You will find Little Green Drive on your left hand side, and number 9 is about half way down the road on your left hand side. You are welcome to park on the driveway for your viewing.

What3words: ///obtain.afternoon.ourselves

Material Information: This property operates on gas central heating. Council Tax band: D
EPC Rating: B

