



Whiting Way, Wroughton
£350,000



debbie fortune

ESTATE AGENTS

www.debbiefortune.co.uk



Bedrooms: 2

Bathrooms: 2

Receptions: 1

Situated within a highly regarded modern development in the ever-popular village of Wroughton, this beautifully presented two-bedroom semi-detached home offers stylish, energy-efficient living with the added advantage of a superb detached home office/studio.

Built by Redcliffe Homes in 2021, the property has been exceptionally well maintained and improved by the current owners, and remains covered by the remainder of its NHBC warranty, making it an ideal purchase for first-time buyers, professionals or those looking to downsize without compromise.

The accommodation is light, modern and thoughtfully arranged throughout. An inviting entrance hall leads to a contemporary kitchen, cloakroom and a spacious living/dining room with doors opening directly onto the rear garden, creating an excellent space for both everyday living and entertaining.

To the first floor are two well-proportioned bedrooms, including a generous principal bedroom with en-suite shower room, together with a stylish family bathroom.



Externally, the property enjoys an open-plan frontage and a side driveway providing ample off-road parking. To the rear is a generous fully enclosed garden, ideal for families, pets and outdoor entertaining. A particular feature of the property is the detached home office/studio positioned at the end of the garden, complete with light and power connected, offering an ideal work-from-home space, gym or hobby room.

Further benefits include gas central heating, double glazing and solar panels, enhancing the home's excellent energy efficiency.

Located within this sought-after development in Wrington, the property enjoys easy access to village amenities, countryside walks and excellent commuter links to Bristol and beyond.

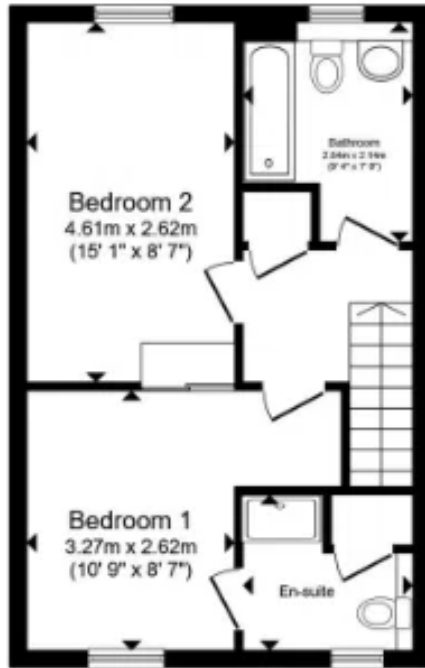
What we love about the property...

Homes within this sought-after development rarely become available, making this a fantastic opportunity to secure a modern home in the heart of the ever-popular village of Wrington.

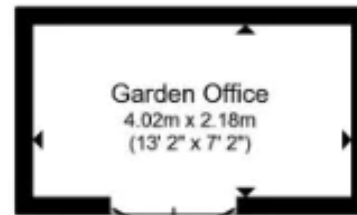




Ground Floor



First Floor



Outbuilding

Total floor area 85.5 m² (921 sq.ft.) approx



Situation: Situated with good access to local amenities and surrounded by beautiful countryside, Wrington (www.wringtonsomerset.org.uk) is the jewel in the crown of the Wrington 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, garage, 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), also recently awarded 'Outstanding' by Ofsted (with transport for local children provided daily), and which also benefits from a modern sports complex open to the general public. 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 Lutsgate and a mainline railway station at Yatton.

Directions: From the A38 travelling towards Bristol, turn left onto Havyatt Road. Continue on this road until you reach Whiting Way on your right, and continue until you reach number 43. What3Words: [///silent.quiet.ballparks](https://www.what3words.com/silent.quiet.ballparks)

Material Information: This property operates on gas central heating. Solar panels (owned) at property. Management fees apply, please call for more information. Council Tax C. EPC rating A.