

Family Bathroom



Tiled and fitted with a white suite comprising; Panelled bath with thermostatic shower and glazed screen over. Low level close coupled wc and vanity unit with inset wash hand basin. Radiator, vinyl flooring and UPVC double glazed Velux window to the rear.

Front Garden

Enclosed by lowline natural hedging and laid to lawn with central path.

Rear Garden



Fully enclosed by brick wall and timber panel fencing with secure, gated access to the front. This delightful West facing garden enjoys a good deal of privacy and is landscaped with an area of level lawn edged with shrub borders, a paved patio, raised deck and an area of ornamental gravel. Outside tap and light.

Double Garage

18'3 x 16'5 (5.56m x 5.00m)
Accessed via 2 up and over doors. Light and power connected. Pedestrian door to the rear. Tarmac driveway parking for four cars.

43 Vowles Close

Approximate Gross Internal Area = 168.6 sq m / 1815 sq ft



For illustrative purposes only. Not to scale. ID1260206
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor Plan Produced by EPC Provision

Tenure: Freehold

Floor area: 1815.00 sq ft

Tax Band: F

Local Authority: North Somerset

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43 Vowles Close, Wraxall, BS48 1PP

£775,000

Situated on the ever popular 'Elms' development in Wraxall, we welcome to the market this most impressive, 4/5 Bedroom, 3 Bathroom, detached family home which boasts in excess 2000 square feet of accommodation making this ideal for the growing family and occupies this charming spot at the head of this sought after cul de sac. This incredibly spacious home offers generous sized rooms and an abundance of space whilst also benefiting from a sunny & private rear garden, modern Kitchens & Bathrooms, and is located just a short distance away from the excellent schools, Backwell train station and open countryside. Situated adjacent to enclosed parkland, the property briefly comprises: Entrance Hall, Cloakroom, Sitting Room, Dining Room, Kitchen/Breakfast Room and Utility Room. On the first floor there are 2 double Bedrooms, both with En Suite and a fifth Bedroom/Study. On the second floor there are 2 further double Bedrooms both with double built in wardrobes & a family Bathroom whilst externally there is a private, landscaped, west facing garden to the rear, open plan gardens to the front and a detached double Garage with driveway parking for 4 cars. EPC rating - C.

Entrance Hall



Entered via UPVC double glazed door. Stairs rising to first floor accommodation with useful storage cupboard below. Radiator, laminate flooring, ceiling coving and doors to most ground floor rooms.

Cloakroom

Fitted with a white suite comprising: Low level close coupled wc and vanity unit with inset wash hand basin. Radiator.

Sitting Room

19'5" x 11'3" (5.92m x 3.43m)



A light and bright, dual aspect room with UPVC double glazed window to the front and UPVC double glazed French doors to the rear garden. Feature gas fireplace with white mantle, granite back plate and hearth. 2 radiators, TV point and ceiling coving.

Dining Room

10'11" x 10'5" (3.33m x 3.18m)



UPVC double glazed window to the front. Radiator, laminate flooring and ceiling coving.

Kitchen/Breakfast Room

17'1" x 10'4" (5.21m x 3.15m)



Re-fitted with a modern range of white gloss handleless wall and base units with complimentary square edge worksurfaces and upstands for splashback. Inset one and a half bowl sink and drainer with mixer tap. Built in eye level, electric double oven, induction hob and extractor. Integrated fridge/freezer and dishwasher. Feature pelmet lighting, radiator and vinyl floor covering. 2 UPVC double glazed windows to rear and UPVC double glazed French doors opening onto a paved patio. Door to the Utility Room.



Utility Room

Fitted with a range of base units with worksurfaces over. Inset stainless steel sink and drainer with mixer tap and tiled splashbacks. Space and plumbing for an automatic washing machine and tumble dryer. Radiator, vinyl floor covering and double glazed door to the side.

First Floor Landing

Stairs rising to second floor accommodation. Doors to Bedrooms 1 & 2 and the Study.

Principal Bedroom

11'8" x 11'4" (3.56m x 3.45m)



UPVC double glazed window to the front. 2 built in double wardrobes and a range of fitted furniture to include; bedside unit, drawers and dressing table. A dressing area houses a further built in double wardrobes and leads to En Suite Bathroom. Radiator.

Principal En-Suite



Tiled and fitted with a white suite comprising; Panelled bath with mixer tap and shower attachment over. Low level close coupled wc and vanity unit with circular mounted wash hand basin. Shaver point, radiator and extractor fan. UPVC double glazed window to the rear.

Guest Bedroom

12'2 x 10'6 (3.71m x 3.20m)



UPVC double glazed window to front. 2 fitted double wardrobes providing useful storage. Radiator. Door to the En Suite Shower Room.

Guest En-Suite



Tiled and fitted with a white suite comprising; Large walk-in shower unit with thermostatically controlled shower over. Low level close coupled wc and vanity unit with inset wash hand basin. Extractor fan, radiator and vinyl flooring. UPVC double glazed window to the rear.

Study/Bedroom 5

7'7 x 6'11 (2.31m x 2.11m)



Originally used as a Bedroom but currently used as a Study area with a fitted desk and storage. Radiator. UPVC double glazed window to the front.

Second Floor Landing

Airing cupboard housing large, pressurised water tank. Velux sky light. Doors to both top floor Bedrooms and family Bathroom.

Bedroom 3

13'11" x 11'5" (4.24m x 3.48m)



UPVC double glazed windows to front and side, both with far reaching views. A range of fitted wardrobes, extending into the eaves. 2 Radiators.

Bedroom 4

14'2" x 10'6" (4.32m x 3.20m)



UPVC double glazed windows to front and side. A range of fitted wardrobes, extending into the eaves. 2 Radiators.