



**Brooklyn, Wroughton**  
**£475,000**



**debbie fortune**  
ESTATE AGENTS [www.debbiefortune.co.uk](http://www.debbiefortune.co.uk)



**Bedrooms: 4**

**Bathrooms: 1**

**Receptions: 1**

This perfect family home has been much improved by our current owners who have created a stylish house with a light and airy interior, with a superb extended kitchen and delightful rear garden.

Set back from the road behind a neat tarmac driveway leading to a single garage, with an additional parking space to the front of the house, the property occupies a discrete position and benefits from an easy level walk into the village.

Internally the well presented accommodation offers a turn key opportunity for buyers looking for a house to simply move in, un-pack and start living! Entering the property into the attractively decorated reception hallway you get a wonderful first impression of the house, with its solid oak floor, traditionally styled staircase and soft muted tones. To the left of the hallway lies the sitting room, a delightful room which focusses around a beautiful cast iron woodburning stove with a stylish oak mantel over. There is a well appointed WC to the left of the hallway with a sink. Beyond the hallway is a superb open plan kitchen/dining/family room which has been tastefully extended to create a fantastic social hub of the home.



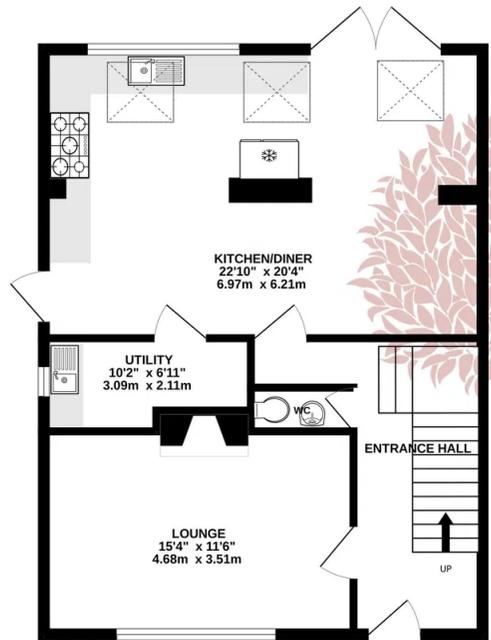
Arranged in three distinctive parts there is a sitting area with a polished wooden floor that flows through to a dining area which has plenty of space for a large family sized dining area, and then the kitchen itself occupies a good part of the ground floor extension and looks out over the delightful rear garden, with a pair of French doors giving access out. The kitchen is well fitted, with a range of traditional farmhouse styled units complemented by sleek countertops; within the kitchen are glazed display units, an integrated dishwasher, provision for a range style cooker and chic metro tiles to the splashback. Well positioned Velux windows flood the room with excellent natural light and the continuation of the polished wood floor uniforms the rooms perfectly. Off the kitchen you will find a useful utility room which has plumbing for white goods, a further couple of storage cupboards and a sink.



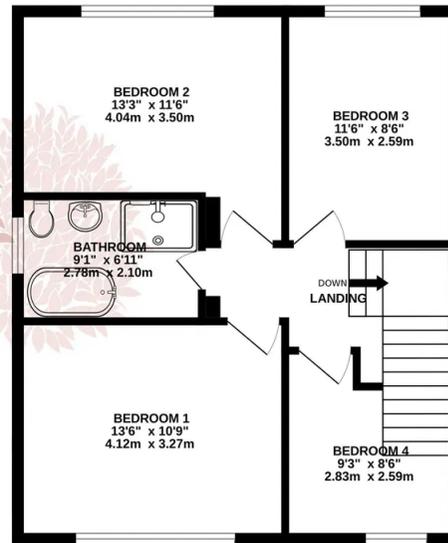
Moving onto the first floor you will find four bedrooms and the family bathroom all arranged off a tastefully decorated landing. There are two good sized double bedrooms and two excellent children's sized rooms which could also be utilised as home offices or dressing rooms if desired. Completing the first floor is the well-appointed family bathroom which is fitted with a lovely contemporary white suite, including an oversized bath, walk-in shower cubicle and quality sanitaryware. The bathroom features a tiled floor and part tiled walls along with having a sink inset into a vanity unit, spotlights to the ceiling and a rainfall shower.



GROUND FLOOR



1ST FLOOR



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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Outside, the garden is delightful and surprisingly private, within the garden is a large area of level lawn, a smart patio area flanking the rear of the house, a handy space to the side with room for a greenhouse and shed, with access to the garage and well planted borders.

**Situation:** Situated with good access to local amenities and surrounded by beautiful countryside, Wrington ([www.wringtonsomerset.org.uk](http://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 a florist/gift shops. Secondary schooling is available at nearby Churchill Academy and Sixth Form Centre ([www.churchill.n-somerset.sch.uk](http://www.churchill.n-somerset.sch.uk)). 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 Lulsgate and a mainline railway station at Yatton.

**Directions:** Travelling from the centre of the village proceed along Broad Street and left into Station Road. Drive past the church and turn right into Wiltons. Take the left hand turn into Brooklyn and the property can be found on your right hand side.

