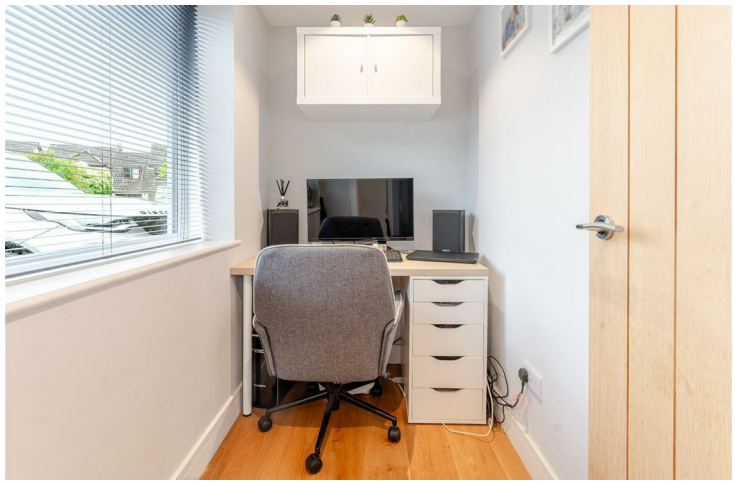
21 Garstons Close Wrington BS40 5QT | **£509,500**

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Property Type
House - Detached

How Big
1087.00 sq ft

Bedrooms
4

Reception Rooms
2

Bathrooms
2

Warmth
Gas central heating

Parking
Off street & garage

Outside
Front & rear

EPC Rating
D

Council Tax Band
E

Construction
Traditional

Tenure
Freehold

An exceptional four bedroom family home, beautifully renovated and thoughtfully designed, occupying a sought after family cul de sac position within the heart of this popular village community. Having been extensively extended and improved by the current owner, 21 Garstons Close offers stylish and versatile accommodation throughout, combining contemporary finishes with practical family living. Immaculately presented and ready to move straight into, this is a home that effortlessly balances comfort, functionality and character. The property is approached via a generous gravelled driveway, providing ample offroad parking and access to the integral garage. Upon entering, a welcoming entrance hall sets the tone for the quality found throughout the home. A dedicated study provides the perfect environment for home working, while the inviting sitting room offers a warm and relaxing retreat, centred around a charming wood burning stove. Beyond, the conservatory provides an additional reception area, ideal for year round enjoyment with delightful views across the rear garden. At the heart of the home lies the impressive open plan kitchen and dining room, a superb space designed with modern family life in mind. Fitted with a comprehensive range of contemporary gloss grey and white wall units, complemented by integrated appliances, this sociable space is perfectly suited to both everyday living and entertaining. A useful cloakroom/utility room adds further practicality, whilst internal access to the garage enhances convenience. The first floor offers four well appointed bedrooms, all benefiting from the added luxury of air conditioning, ensuring comfort throughout the warmer months. The principal suite enjoys the advantage of a stylish en-suite shower room and access to a dedicated dressing room, creating a wonderful private sanctuary. The remaining bedrooms are served by a well presented family bathrooom.

Outside, the enclosed west facing rear garden has been designed for enjoyment and relaxation. A substantial decked terrace provides the ideal setting for outdoor dining and entertaining, while the lawned garden offers space for children and pets to enjoy. A large garden shed and dedicated log storage area complete the outdoor space. Occupying a desirable position within a welcoming village setting, this beautifully presented home offers an outstanding opportunity for families seeking turnkey accommodation in a well connected and community focused location. Early viewing is strongly recommended to fully appreciate the quality, space and lifestyle on offer.

Wrington is one of North Somerset's most desirable locations, the property enjoys close proximity to a wide range of amenities including shops, a chemist, post office, dental and veterinary surgeries, as well as a host of clubs and societies. Wrington benefits from a well regarded primary school and falls within the catchment area for Churchill Academy and Sixth Form, a highly respected secondary school. For commuters, access to Bristol, as well as the M5 motorway, is convenient via the nearby A38 and A370. The surrounding area offers an abundance of beautiful countryside, with the Mendip Hills Area of Outstanding Natural Beauty, Chew Valley, and Blagdon Lakes all just a short drive away perfect for walking, fishing, sailing, and enjoying nature.

















Renovated family home situated in quiet cul de sac location in Wrington





HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.
proof of identification – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost. Proof of funding – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.
Proof of chain – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral Fee £270, Foxfield - Conveyancing Referral Fee £270, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heroes South West – Mortgage Advisors Referral Fee 25% of the net commission received. All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge.







About this property

TENURE
Freehold

UTILITES
Mains electric
Mains gas
Mains water
Mains drainage

HEATING
Gas fired central heating/Air source heat pump/Electric heating

BROADBAND
Superfast broadband is available with the highest available download speed 80 Mbps and the highest available upload speed 20 Mbps.

This information is sourced via checker.ofcom.org.uk, we advise you make your own enquiries.

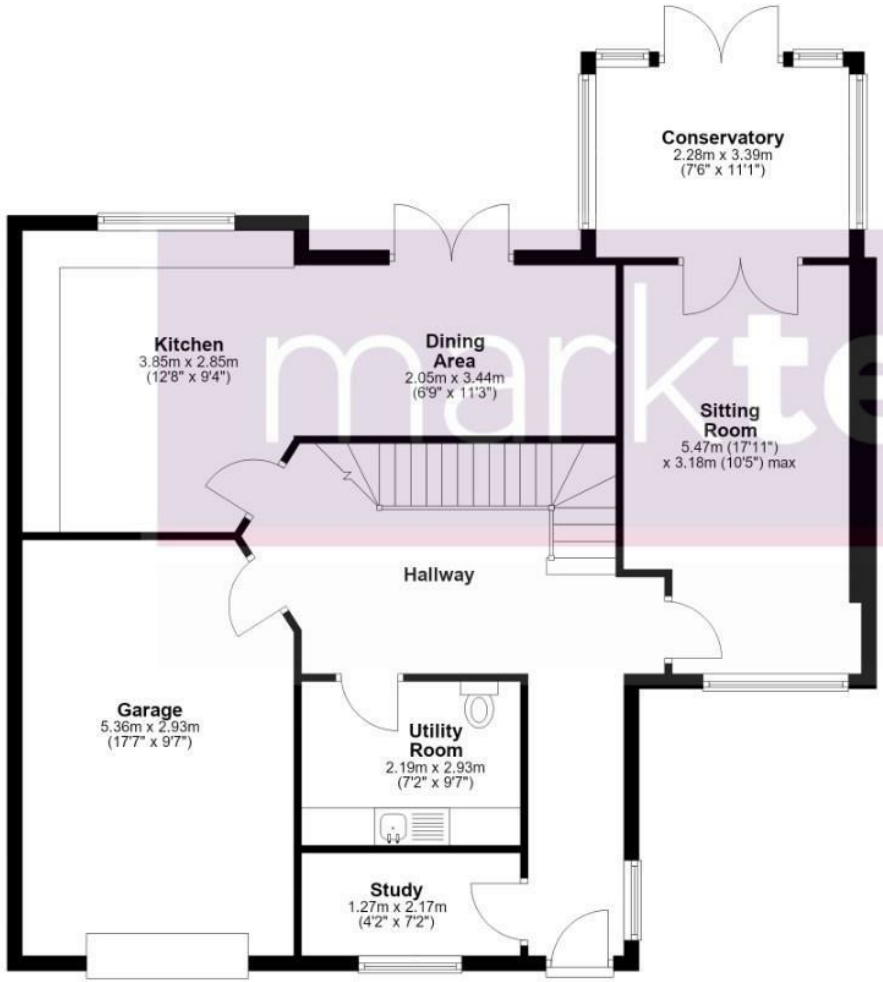
If an information source is not named, then it has been provided by the sellers of the property and is accurate to the best of their knowledge.

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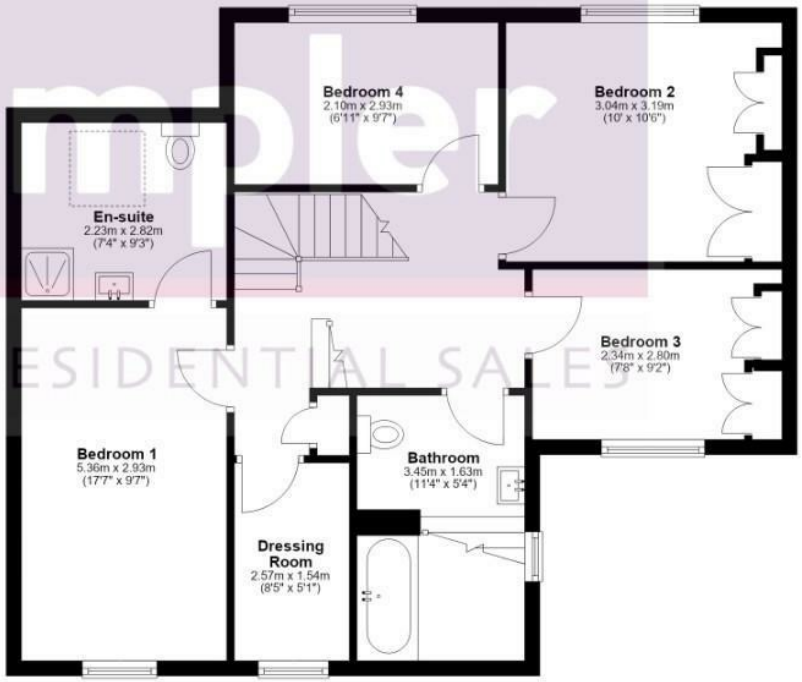
Ground Floor

Approx. 40.8 sq. metres (439.7 sq. feet)
(excluding Sitting Room, Hallway, Garage, Study)



First Floor

Approx. 60.6 sq. metres (651.9 sq. feet)
(excluding unnamed room)



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Total area: approx. 101.4 sq. metres (1091.6 sq. feet)

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 responibility 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 applicances shown have not been tested and no guarantee as to their operability or efficency can be given.
Plan produced using PlanUp.

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