



Gino's Estate Agents

Rear Garden



Enclosed by timber panel fencing and walling, the rear garden has been wonderfully landscaped in recent years and consists of planted borders with a further selection of carefully chosen shrubs and bushes, a flagstone patio and a level lawn. There is also a water feature and two gated storage areas, one to the side of the house the other to the side of the garage and a personnel door opens to the Double Garage.

Front Garden

This beautifully designed front garden is laid mostly to Indian Sandstone with a selection of specimen shrubs and bushes bounded by a wrought iron fence. Paved pathway to the front door. A path and gate allows access via the side of the house to the rear garden.

Double Garage

17'9" x 16'6" (5.41m" x 5.03m")



Accessed via a remote controlled roller door. Light and power connected. Overhead loft storage space. Pedestrian door.



Tenure: Freehold
Floor area: 1582.31 sq ft
Tax Band: F



Local Authority: North Somerset
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48 Green Pastures Road, Wraxall, BS48 1ND
£710,000

NO ONWARD CHAIN. A wonderful example of this beautifully presented, double fronted 'Fulford' style, 4 Bedroom, 3 reception room detached family home, located in one of the most requested areas in BS48 - The Elms in Wraxall just a short walk to parkland and open farmland. This lovely home benefits from a superb ground floor addition to bolster the already spacious accommodation thus benefitting from a glorious Kitchen, along with a sunny & private rear garden and is ideal for those looking to move swiftly. In brief, the layout comprises; Reception Hall, Cloakroom, Study/Playroom, Living Room, Kitchen/Dining/Family Room and Utility Room. On the first floor there are 4 even sized Bedrooms, En Suite Shower Room and Family Bathroom whilst externally there are landscaped gardens to the front and rear along with driveway parking and a detached double garage. EPC rating - C.

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Reception Hall



A lovely welcoming Entrance Hall, entered via a UPVC double glazed door. Stairs ascending to first floor accommodation with storage cupboard under. Wood effect flooring, radiator and ceiling coving.

Cloakroom

Fitted with a white suite comprising: Low level close coupled wc and vanity unit with inset wash basin. Radiator, tiled flooring, ceiling coving and UPVC double glazed window to the front.

Study/Playroom

11'3" x 11'1" (3.43m" x 3.38m")



Entered via double doors, a versatile room which would make an ideal Study or Playroom. Wood effect flooring, radiator, ceiling coving and UPVC double glazed window to the front.

Living Room

19'1" x 11'4" (5.82m" x 3.45m")



A light room benefitting from a UPVC double glazed window to front and UPVC double glazed French doors to Family/Dining Room. Feature fireplace with inset coal effect gas fire, TV point, ceiling coving and 2 radiators.

Kitchen/Dining/Family Room

32'7" x 12'7" (9.93m" x 3.84m")



What a fabulous space!

Kitchen Area



Beautifully fitted with a modern range of wall and base units with granite worksurfaces over and tiling to splashback. Undermount sink with drainer and mixer tap. Fitted electric oven, microwave combi-oven and plate warmer, with induction hob and extractor hood over. Integrated fridge freezer and dishwasher. Central island incorporating more storage space and worktop area. Ceiling spot lights, tiled flooring which runs through into the Dining/Family Room.

Dining/Family Area



Utility Room

Fitted with a range of wall and base units with worktops, matching upstands and tiling. Inset stainless steel sink and drainer with mixer tap. Space and plumbing for an automatic washing machine and tumble drier. Wall mounted 'Worcester' boiler. Radiator, Karndean flooring and UPVC double glazed door to the rear garden.

First Floor Landing



Feature window on the half landing. Linen cupboard with radiator. Access to the loft. Doors to all Bedrooms and Family Bathroom.

Principal Bedroom

12'4" x 11'3" (3.76m" x 3.43m")



A splendid room with feature vaulted ceiling. Built-in wardrobes provide useful storage space. Radiator. UPVC double glazed window to the side and UPVC double glazed French doors and Juliet balcony overlooking the rear garden. Door to the En Suite Shower Room.

En Suite Shower Room



Generously tiled and fitted with a white suite comprising: Walk in shower with thermostatically controlled, Matki rainfall shower overhead. Concealed low level wc and wash hand basin with storage below. Chrome heated towel rail, tiled floor, ceiling spotlights and UPVC double glazed window to the side.

Bedroom 2

11'8" x 10'0" (3.56m" x 3.05m")



UPVC double glazed window to rear. Built in wardrobes. Radiator

Bedroom 3

11'9" x 9'0" (3.58m" x 2.74m")



UPVC double glazed window to front. Built in wardrobes. Radiator

Bedroom 4

11'7" x 8'11" (3.53m" x 2.72m")



UPVC double glazed window to front. Built in wardrobes. Radiator

Family Bathroom

A stylish Bathroom fitted with a white suite comprising: Panelled bath with thermostatic shower over. Concealed low level wc and wash hand basin with storage below. Heated towel rail and tiled floor. UPVC double glazed window to the front.