



Elm Lodge Road, Wraxall
£625,000



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ESTATE AGENTS
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Bedrooms: 4

Bathrooms: 2

Receptions: 3

Occupying a superb position within The Elms, a sought-after and locally recognised development in Wraxall, and just 1.5 miles from Nailsea & Backwell Station, this rarely available 'Arran' style four-bedroom detached family home offers generous and flexible accommodation, including an enlarged kitchen/dining room created by the partial conversion of the original double garage.

The property is light and airy throughout and has been thoughtfully arranged to provide flexible and comfortable accommodation. Upon entering, there is a welcoming entrance hall with a convenient downstairs WC. The sitting room is a particularly good size and centres around an attractive fireplace, creating a warm and relaxing living space. The ground floor is a particular strength of the house, with a separate study/home office, useful utility room and an enlarged kitchen/dining room created by the partial conversion of the original double garage, providing an excellent layout for modern family life and home working.



Upstairs, there are four well-proportioned bedrooms. The principal bedroom benefits from an en-suite shower room with walk-in shower, while two further bedrooms feature built-in wardrobes. The remaining bedrooms offer ample space for freestanding furniture and are serviced by the family bathroom, featuring a bath with mixer tap and hand-held shower attachment.

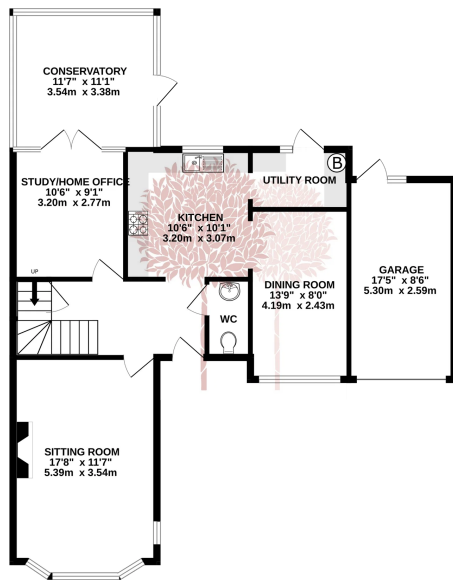
Externally, the south-facing rear garden provides a peaceful and private setting, with a wisteria-bounded patio and several seating areas from which to enjoy the sun throughout the day. The generous single garage can be accessed both from the driveway and directly from the garden, while the driveway itself provides ample off-road parking.

What we love about the property...

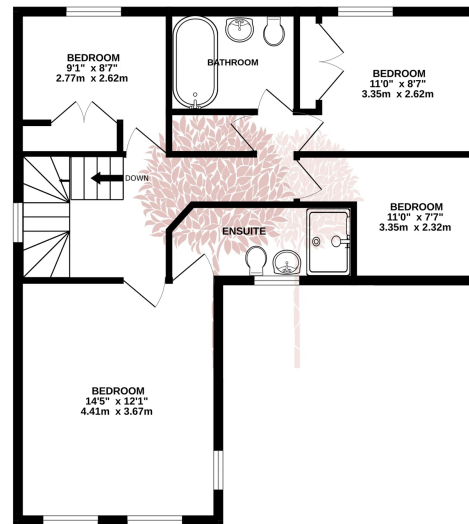
22 Elm Lodge Road combines generous and flexible accommodation, excellent natural light, a peaceful south-facing garden and a superb position within The Elms, one of Wrexham's most sought-after residential settings. One of the particular strengths of the house is its position within The Elms, with the principal front-facing windows enjoying an attractive outlook over landscaped planting opposite and a greater sense of privacy than many homes on the development.



GROUND FLOOR
932 sq.ft. (86.5 sq.m.) approx.



1ST FLOOR
624 sq.ft. (58.0 sq.m.) approx.



Situation: The Elms is one of Wraxall's most highly regarded residential settings, combining a peaceful, established environment with excellent access to local amenities and regional connections. Nearby Nailsea provides a comprehensive range of facilities, including Waitrose, shops, cafés, supermarkets, schools, leisure facilities and a mainline rail service from Nailsea & Backwell Station, approximately 1.5 miles away. The property is well placed for Bristol, Clifton and the wider North Somerset countryside, with Junctions 19 and 20 of the M5 within easy reach and Bristol Airport approximately 6 miles away. There is also an excellent choice of schooling locally and in the wider area, including Wraxall Primary School and a number of independent schools in Bristol. The surrounding area is particularly well served for recreation, with sports clubs, golf courses, equestrian facilities and countryside walks nearby, together with access to the Mendip Hills, Chew Valley and Blagdon Lakes.

Directions: From Nailsea High Street proceed along the High Street, continuing uphill at the roundabout before turning right onto Lodge Lane. Follow the road down to the next roundabout and take the first exit onto Elm Lodge Road. Continue ahead to the following roundabout and take the final exit to remain on Elm Lodge Road, where No. 22 will be found a short distance along on the left-hand side. What3Words: ///major.case.banks

Material Information: This property operates on gas central heating. Council tax band: F EPC Rating: D

