



South Meadows, Wroughton
£300,000



debbie fortune
ESTATE AGENTS
www.debbiefortune.co.uk



Bedrooms: 2

Bathrooms: 1

Receptions: 2

A SMART TWO BEDROOM MODERNISED BUNGALOW PERFECT FOR DOWNSIZERS AND FIRST TIME BUYERS ALIKE. Brought to the market with the advantage of no onward chain is this smartly presented two bedroom bungalow. Modernised and extended in recent years this delightful semi-detached home occupies a peaceful position looking out over its own pretty front garden to a lovely Green beyond.

Entering the property you will find a good sized sitting room to the left of the hallway with an attractive feature fireplace and south facing window to the front, flooding the room with excellent natural light. To the opposite side of the hallway lies the first of two double bedrooms, the room is also blessed with the same sunny aspect as the sitting room and has a range of fitted wardrobes with sliding doors. Beyond the first bedroom is the second bedroom which looks out over the rear garden and is an excellent guest or family bedroom.

The family bathroom sits at the end of the hallway and has been modernised in recent years with the addition of a smart white bathroom suite with a shower over the bath and smart contemporary tiles.



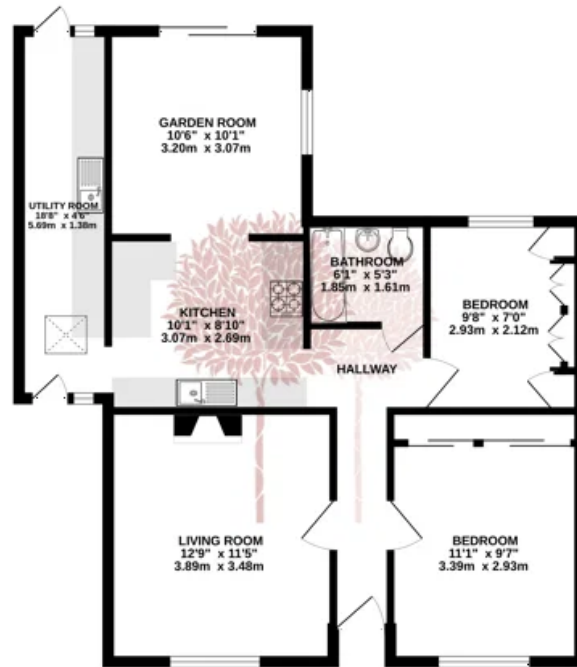
The kitchen is another recently refurbished room and is adjoined to a fantastic breakfast/garden room which overlooks the rear garden. The kitchen is fitted with a range of white high gloss wall and base units, complemented by a solid wood block work surface, and there is an integrated gas hob and fan oven plus a slimline dishwasher, fridge/freezer and wood effect flooring which further enhances the room and gives it a modern practical finish. To the rear of the kitchen an open arch flows through to the dual aspect dining/sun room, a great place to sit and enjoy the delightful aspect over the garden and access it through sliding patio doors.

Another wonderful addition to the property is the 18' utility room which has access doors to both the front and back, within the utility room there is plumbing for white goods, extra storage units, sink and a well positioned ceiling window adding extra light.

Outside you will find an enchanting garden which is packed with an abundance of fragrant flora and fauna including beautiful rose bushes and impressive calla lilies. There is a summerhouse, garden shed and hardstanding for a greenhouse, along with a good sized area of level lawn and patio for outside entertaining. You can access the front garden via side path where there is also some space for storing garden equipment. To the front of the house is a neat level lawn split by a footpath leading to the front door and enclosed by a picket fence and hedging.



GROUND FLOOR
708 sq.ft. (65.8 sq.m.) approx.



TOTAL FLOOR AREA: 708 sq.ft. (65.8 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplan, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any errors or omissions. The plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The contents, layout and appearance shown here have not been visited and no guarantee is made as to their accuracy or efficiency. See the plan for details.
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Situation: Situated with good access to local amenities and surrounded by beautiful countryside, Wrington (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, petrol station, pharmacy, dentist, coffee shop, grocery shop, off licence/convenience shop and even two florist/gift shops (one in the village centre and one on the outskirts). Secondary schooling is available at nearby Churchill Academy and Sixth Form Centre (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: From the centre of the village and Wrington Motors proceed along School Road and turn right into South Meadows, then turn left at the T-junction and follow the road round into South Meadows where the property can be found on your right in the bottom cul de sac. What3Words: ///professes.breeding.ends

Material Information: This property operates on gas central heating. Council Tax band: C EPC Rating: C

