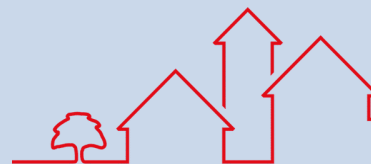




9 Sawyers Close, Wraxall

Guide Price £635,000



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Estate Agents & Property Lettings



9 Sawyers Close

Wraxall, Bristol

Welcome to this superb four bedroom detached family home, designed in the popular 'Richmond' style and perfectly situated in a quiet cul de sac within the ever desirable Elms development in Wraxall, an area known for its high quality housing and immaculate appearance. This property is tucked away with no passing traffic and boasts an impressive frontage that allows parking for several vehicles, making it ideal for busy family life or when entertaining guests.

Step inside to find a welcoming entrance hall, setting the tone for the rest of the well maintained and thoughtfully updated interior. The heart of the home is a fabulous kitchen/dining room, featuring a stylish peninsular island with breakfast bar and a full range of integrated appliances. The replacement kitchen, utility, and bathrooms provide a modern touch, ensuring the property is move-in ready. The sitting room offers a relaxing space to unwind, while the conservatory provides an additional area to enjoy throughout the year. Upstairs, there are four good sized bedrooms, including a principal bedroom with its own en suite shower room, and a contemporary family shower room serving the remaining bedrooms.

The property also comes with a detached double garage, offering ample storage or additional parking options. Its location near the entrance of the development means you are well placed for quick access to the town centre, local schools, amenities, and the beautiful surrounding countryside, making it an excellent choice for families or anyone seeking convenience without compromising on peace and privacy. The beautifully stocked, landscaped rear garden enjoys both privacy and a lovely southerly aspect, providing a tranquil retreat to enjoy the changing seasons.

9 Sawyers Close

Wraxall, Bristol

This is a well balanced, inviting home that has been cared for and updated by its current owners, ready for a new family to move in and make their own. If you are looking for a property that combines space, style, and a great location in one of Wraxall's most sought after neighbourhoods, this could be the one for you.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

Wraxall:

Wraxall is a delightful rural village located just six miles west of Bristol. Surrounded by countryside but ideally located within a short drive, cycle or bus journey of the city. Easy access to the M5 motorway at junction 19 or mainline train station at Backwell or Bristol Temple Meads. The village is much sought after due to its countryside location with views across farmland and includes a church. Further amenities can be found just a short drive to Nailsea which includes two major supermarkets, doctors, dentists, cafes, shops and everything you could need in the busy high street and precinct. The village has the benefit of a primary school with a choice of private and public secondary schools in the local area. Wraxall is also renowned for the beautiful gothic style Tyntesfield House & Estate which is now owned and run by the National Trust, perfect for anyone wanting to explore the outdoors. Or for keen sports people the village is situated within a short drive of the Long Ashton Golf Club or the David Lloyd Leisure Club.



Entrance Hall

Entered via UPVC double glazed door. Stairs rising to first floor accommodation. Radiator and Karndean flooring. Doors to; Cloakroom, Kitchen/Dining Room and Sitting Room.

Cloakroom

Fitted with a white suite comprising; low level W.C. and vanity unit with inset basin, mixer tap and tiled splashback. Heated towel rail and Karndean flooring. UPVC double glazed window to front.

Kitchen/Dining Room

18' 8" x 11' 3" (5.69m x 3.43m)

Fitted with a smart range of contemporary style wall and base units square edge, wood effect work surfaces over. Inset one and a half bowl stainless sink and drainer with mixer tap and tiled splash backs. A peninsular breakfast bar divides the two areas and provides additional storage. Built in electric oven with gas hob and extractor over. Integrated fridge/freezer and dishwasher. Radiator and Karndean flooring. Delightful dual aspect with UPVC double glazed windows to front and rear. Door to Utility Room.

Utility Room

6' 2" x 5' 2" (1.88m x 1.58m)

Fitted with matching larder and base unit with square edge, wood effect work surfaces. Spaces for washing machine and tumble dryer. Wall mounted 'Worcester' boiler. Radiator and Karndean flooring. UPVC double glazed door to rear garden.

Sitting Room

19' 0" x 11' 3" (5.79m x 3.43m)

Feature 'Victoriana' style fireplace with wood surround and Slate hearth. Radiator and Karndean flooring. Dual aspect with UPVC double glazed windows to front and UPVC double glazed French doors with glazed side panels opening into the Conservatory.

Conservatory

14' 2" x 11' 3" (4.32m x 3.43m)

Of dwarf wall and UPVC double glazed construction with French doors opening into the the rear garden. Wall mounted electric heater, ceiling fan and tiled floor.

Galleried Landing

UPVC double glazed window to front. Loft access with fitted ladders. Airing cupboard housing mega flow water tank. Doors to all bedrooms and Family Shower Room.







Principal Bedroom

12' 1" x 10' 7" (3.68m x 3.23m)

Range of built in wardrobes, radiator and quality vinyl tile flooring. UPVC double glazed window to rear. Door to En Suite Shower Room.

En Suite Shower Room

Fully tiled and fitted with a white suite comprising; shower unit with thermostatically controlled, mains fed shower, vanity unit with inset basin and low level W.C. Heated towel rail, shaver point, extractor and quality vinyl tile flooring. UPVC double glazed window to rear.

Bedroom 2

11' 5" x 8' 7" (3.48m x 2.62m)

Built in wardrobes, radiator and quality vinyl tile flooring. UPVC double glazed window to front .

Bedroom 3

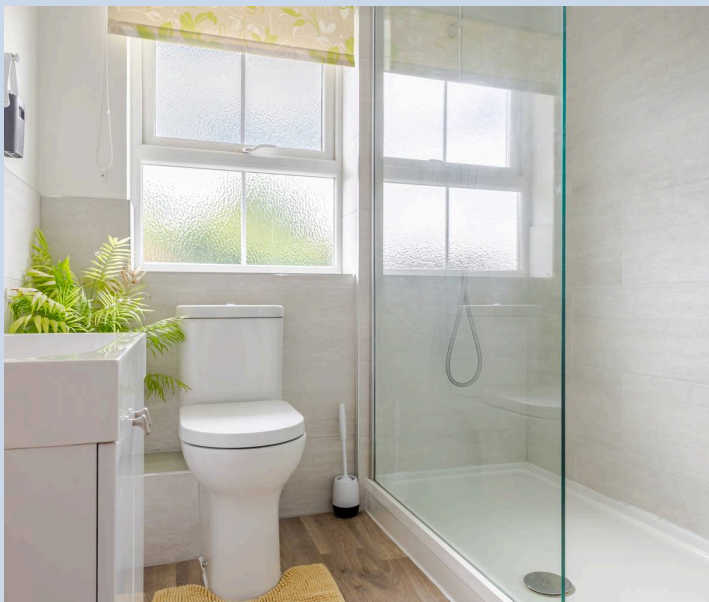
12' 7" x 7' 2" (3.84m x 2.18m)

Built in wardrobes, radiator and quality vinyl tile flooring. UPVC double glazed window to front with views to the hillside in the distance.

Bedroom 4

9' 6" x 6' 9" (2.90m x 2.06m)

Built in wardrobes, radiator and quality vinyl tile flooring. UPVC double glazed window to front.



Family Shower Room

Fully tiled and fitted with a white suite comprising; shower unit with thermostatically controlled, mains fed shower, vanity unit with inset basin and low level W.C. Heated towel rail, shaver point, extractor and quality vinyl tile flooring. UPVC double glazed window to rear.

Rear Garden

This beautifully designed, landscaped garden, although a feast for the eye, was designed with low maintenance in mind. Fully enclosed by timber panel fencing with secure gated access to each side of the property, the Southerly aspect garden enjoys a good deal of privacy briefly comprises; paved patio, lawn and well stocked beds and fabulous specimen plants. Outside tap and light.

Double garage

2 Parking Spaces

Electric up and over door to front and UPVC double glazed pedestrian door to rear. Power connected.

Driveway

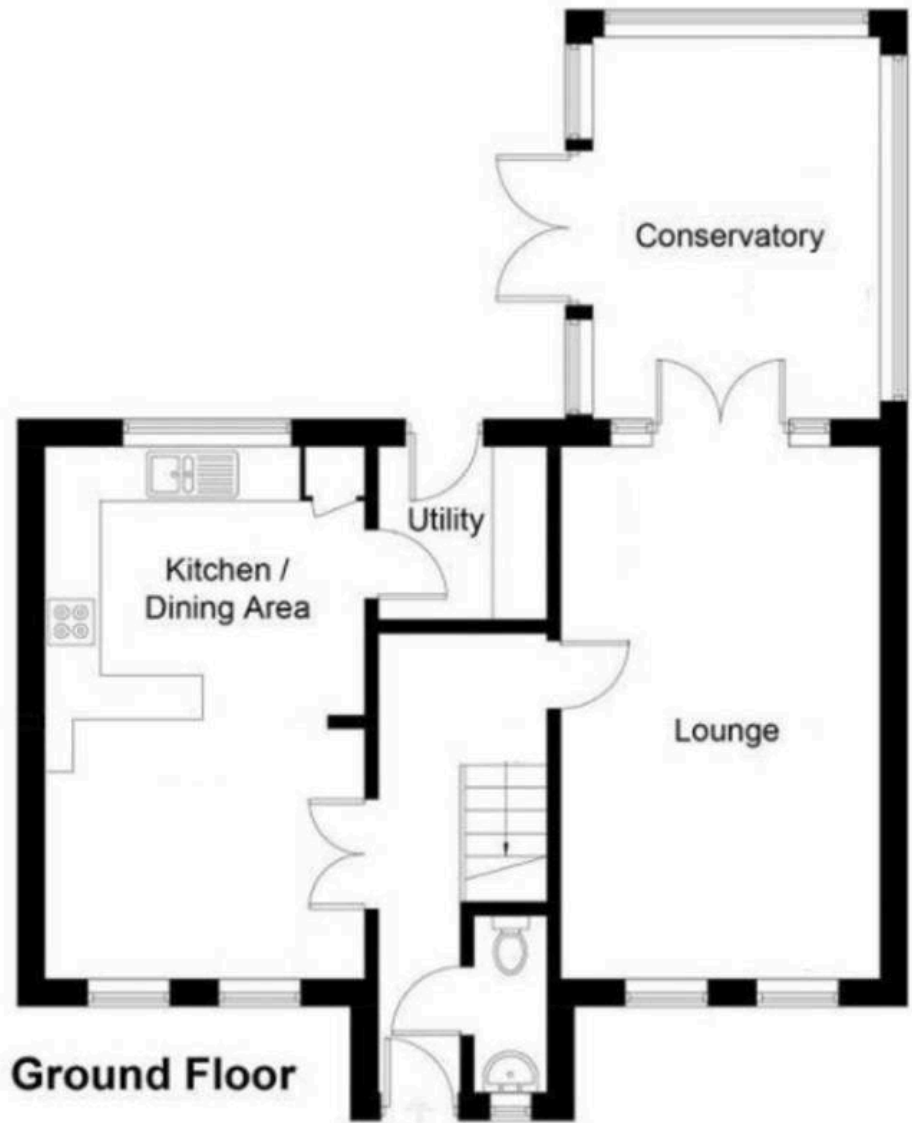
4 Parking Space

This impressive driveway is laid to Tarmac and block pavers providing comfortable parking fore several vehicles.

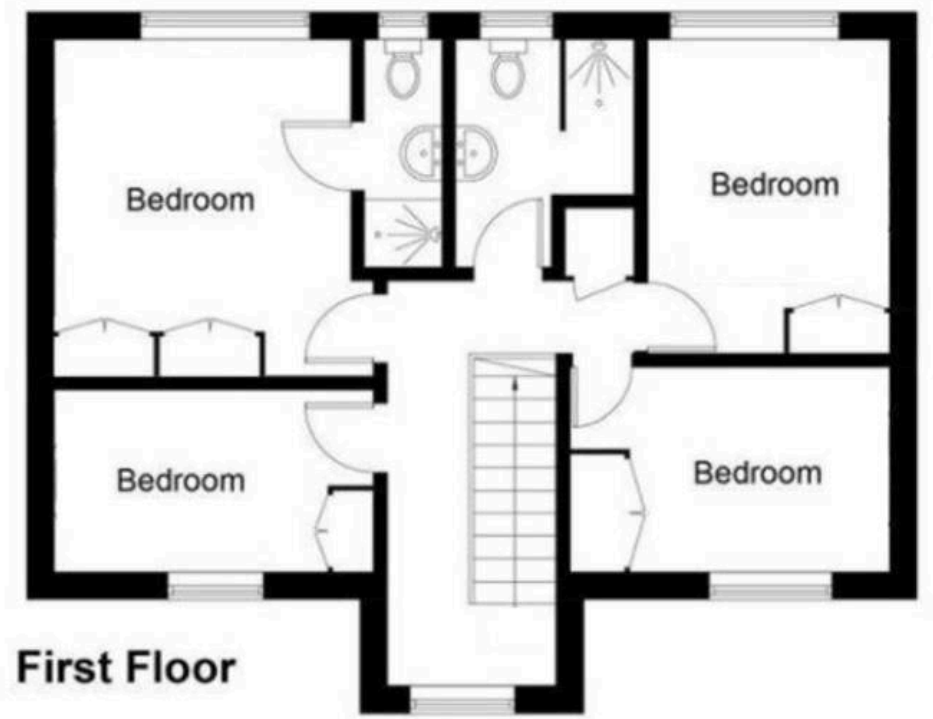




Approximate Gross Internal Area = 126.4 sq m / 1360 sq ft



Ground Floor



First Floor



Parker's Estate Agents

Parkers Property Services, 1-3 Station Road - BS48 3NW

01275 463096 • sales@parkers-ea.co.uk • www.parkers-ea.co.uk/

IMPORTANT NOTICE

For clarification, we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please contact the office prior to viewing the property.

