

1 Walnut Close,
Easton-in-Gordano, BS20 0PW

Goodman & Lilley

An excellent opportunity to acquire an extended, five-bedroom detached family home, offering 1615 sq. ft of impeccably presented living accommodation. Situated on the edge of the highly sought-after village of Easton-in-Gordano, this property combines spaciousness, modern comforts, and a desirable location, making it an ideal family home.

Upon entering this home, you are welcomed into a spacious entrance hall with an oak door leading to a well-appointed cloakroom. A staircase ascends to the first-floor landing, while an oak-glazed door opens into the living room, which benefits from a triple aspect, allowing natural light to flood the space. Sliding doors provide access to the garden, complementing the cosy ambiance created by the wood-burning stove, making it an ideal space to relax.

Adjacent to the living room is the stunning kitchen/dining/family room, designed with family living in mind. The kitchen boasts modern white high-gloss wall and base units, paired with sleek grey composite work surfaces. It features an inset twin sink with a hose water tap, metro tiled splashbacks, and a peninsula with an induction hob. Integrated appliances include a fridge, freezer, dishwasher, twin electric fan-assisted ovens, and a microwave. Bi-folding doors in the dining area open directly onto the south-facing sun terrace, bringing the outdoors in and providing a perfect spot for outdoor dining. The utility room offers additional space for practical purposes. The family room seamlessly integrates with the kitchen and dining area, featuring a gas flame effect fire and ample space for lounge furniture, creating an inviting and versatile space for the whole family to enjoy.

The first floor is home to five well-proportioned bedrooms, including four doubles and one good-sized single. The master bedroom, part of the property's extension, boasts a vaulted ceiling, built-in wardrobes, and a private en-suite shower room. The en-suite is a luxurious space, featuring his and hers sinks, a walk-in shower, and a low-level WC. The family bathroom is centrally located, serving the remaining bedrooms on this floor, and offers a functional and modern design to meet the needs of the household. This well-thought-out layout ensures ample space and comfort for the whole family.

The gardens of the property wrap around two sides, providing a lovely outdoor space. From the living room, you can access the side garden, which features a large area of low-maintenance artificial lawn, bordered by hedgerows that ensure complete privacy. This peaceful space offers a quiet retreat. Walking through the garden towards the rear, you'll find an expansive patio area, easily accessed from the bi-folding doors in the dining room. This south-facing patio is a fantastic spot to enjoy the sun, perfect for alfresco dining or simply relaxing outdoors. The gardens provide a great blend of privacy, functionality, and a sunny setting for the family to enjoy.

Location

Set on the northern edge of the Gordano Valley, the Avon Wildlife Trust, Hails Wood and Priors Wood can all be found nearby with the latter widely noted for its famous bluebell walk. The area itself is well served for schooling in both the state and private sector - Crockerne Church of England Primary School, St Katherine's School and The Downs School are all conveniently located. Sitting within the North Somerset boundary, Easton in Gordano is a particularly sought after rural village on the outskirts of Bristol and sits within the North Somerset boundary and has previously featured on Kirstie Allsopp's Best of Both Worlds on Channel 4.

Walnut Close is located in a convenient position on the fringes of the village with Brunel's iconic Suspension Bridge located a mere four miles away, providing direct access to Clifton Village & Bristol City Centre. Bristol 5 miles, Clifton village 4.5 miles, M5 (J19) 1 mile, Portishead 3.5 miles, Cribbs Causeway regional shopping centre 7 miles, Bristol Airport 11.5 miles (distances approximate).

- Detached Family Home
- Five Bedrooms (Master En-Suite)
- Rear & Side Gardens
- Popular Village Location
- Extended Accommodation (1615 SQ.FT)
- Beautiful Open-Plan Kitchen/Dining/Family Room
- Impeccably Presented Throughout
- Good Transport Links

GUIDE PRICE £595,000











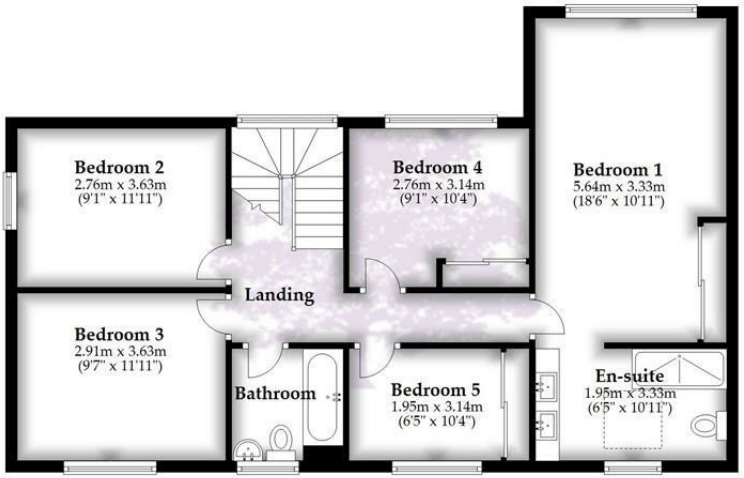




Ground Floor



First Floor



Total area: approx. 150.1 sq. metres (1615.7 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Plan produced using PlanUp.

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