



Garstons Close, Wroughton
£535,000





Bedrooms: 4

Bathrooms: 2

Receptions: 2

Occupying a delightful position on popular Garstons Close in Wrington is this super four bedroom, extended, detached, family home. Brought to the market with no onward chain complications, it represents a fantastic turn key opportunity to buyers looking to make this convenient village location home.

The property is approached to the front by a private driveway that leads to a single garage and covered car port. To the front of the house is a neat enclosed area of lawn which affords the property excellent privacy. On entering the house you will find a lovely dual aspect sitting room to the left, a door leading to the dining room in front, as well as doors to a useful study and cloakroom off the hallway.

The sitting room is a spacious, light and airy room with a lovely dual aspect, a feature fireplace provides a welcome focal point whilst internal sliding doors to the rear floor the room with light and lead you through to a delightful garden room. The dining room can be accessed from the hallway and from doors leading directly from the sitting room and garden room. The dual aspect dining room is an excellent size and benefits from a small rear extension which adds more space for a large family sized dining table. This spacious room features fitted cupboards to one side and plenty of room for a soft seating area as well as the dining table.



The kitchen can be accessed through a door leading directly from the dining room, to the front it has a door leading out to the garden and a window, and to the rear it leads through to a handy utility area with a door to the garage and a pedestrian door to the front footpath. The kitchen, whilst not modern is in good order and offers a good number of neutral coloured wall and base units with a gas hob, eye level oven, space for a fridge/freezer and a one and a half bowl sink. The utility room provides provision for white goods, with plumbing for a washing machine and space for a tumble dryer, as well as a few more kitchen units.

Completing the ground floor accommodation is the incredibly useful study/office, perfect for those who work from home or require a quiet space to study, it looks out over the front garden and could also be utilised as kids play/craft room or occasional single bedroom if necessary.

Moving onto the first floor you will find four bedrooms (including a master bedroom with en-suite and dressing room) along with the family bathroom. Two of the bedrooms are generous single bedrooms, ideal for growing children and the other are good sized doubles. All four bedrooms feature fitted wardrobes with either sliding or front opening doors. The master bedroom is worthy of particular mention, with its split level dressing area, smart en-suite shower room and spacious sleeping area.





The family bathroom completes the internal accommodation and is again in very good order, if not just a little dated. The three piece champagne coloured suite features a bath with a shower over, pedestal wash hand basin, low level w.c and tiled splashbacks.

Outside, you will find a lovely enclosed rear garden which enjoys a high degree of privacy, with mature planted borders with evergreen hedges, neat larch lap fencing and a number of small trees helping provide some much needed shade. There is a patio area just outside of the garden room, space to the side of the house for a garden shed and greenhouse and a outside tap and lighting.

As previously mentioned there is plenty of off street parking, along with a single garage and car port.

What we love about this property... the wonderful balance of generous family accommodation and flexible living spaces, perfectly complemented by a private garden in a sought-after village location.

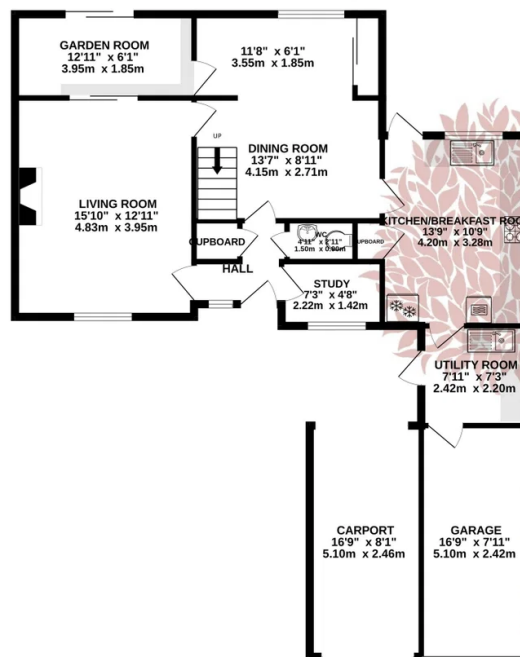


Situation: situated with good access to local amenities and surrounded by beautiful countryside, Wrington (www.wringtonsomerset.org.uk) is the jewel in the crown of the Wrington Vale and one of the most sought after villages in North Somerset. Picturesque with a lengthy and interesting history, it benefits from facilities usually reserved for a larger town, including two pubs (one with an excellent restaurant), church and a chapel, a primary school, 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), (with transport for local children provided daily). 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.

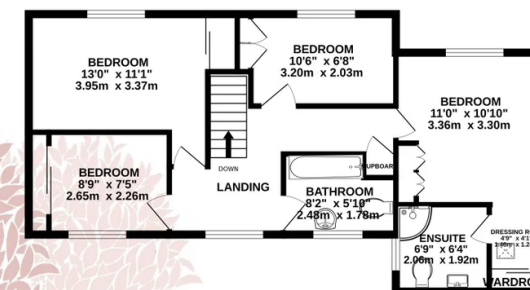
Directions: From the centre of the village, turn left down Silver Street and continue past the Memorial Hall and the tennis courts on your left hand side, take the next turn on the right hand side into Garstons and then turn right into Garstons Close. Number 3 can be found on the right hand side. What3Words:
 ///lifelong.jacuzzi.corrupted

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

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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