



Dexter Way, Winscombe
£550,000



debbie fortune
ESTATE AGENTS www.debbiefortune.co.uk



Bedrooms: 4

Bathrooms: 2

Receptions: 2

Situated within the sought-after Redrow development in Winscombe, this well-presented Cambridge design home offers a considered balance of style, space and setting.

Internally, the property is light, spacious and thoughtfully arranged for modern living. The standout feature is the impressive open-plan kitchen/dining space, fitted with high-quality units and designed to maximise both style and practicality. This bright and airy room benefits from excellent natural light and offers a highly sociable layout, ideal for everyday family life as well as entertaining. There is ample space for dining and seating, making it a true focal point of the home. A separate utility room provides additional practicality and keeps the main living space uncluttered.

The separate living room provides a comfortable and relaxed retreat, equally well-proportioned and filled with natural light.



Upstairs, the bedrooms are well balanced and versatile, suitable for family use, guests or home working. The principal bedroom is particularly appealing, benefiting from its own en-suite shower room, adding a welcome sense of privacy and convenience. The family bathroom is also finished to a high standard, reflecting the overall quality of the home.

Externally, the garden is neatly maintained and offers a pleasant, usable outdoor space, complemented by the open outlook to the front which further enhances the sense of space. The property also benefits from a garage and off-road parking.

Further benefits include an energy efficient EPC rating of B, contributing to lower running costs and improved efficiency throughout.

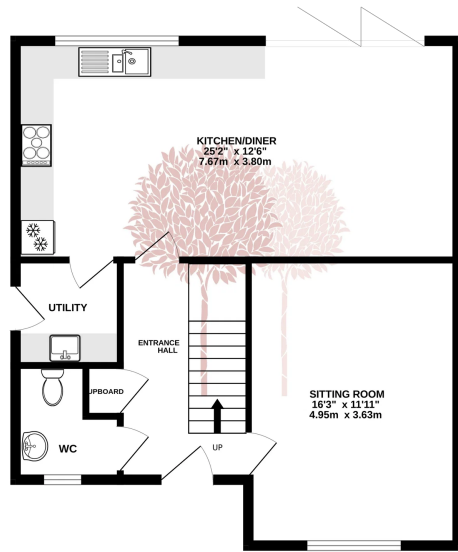
What we love about the property... A quiet, peaceful setting overlooking greenery, a home that's easy to move straight into, a lovely modern design throughout, and still just a short distance from Winscombe's amenities.

Directions: From the Churchill traffic lights, proceed up New Road and continue onto Bristol Road. Follow Bristol Road until you reach Sidcot Lane, then turn down Sidcot Lane and continue through the village. Carry on along Woodborough Road, then continue onto Church Road. From Church Road, turn into Dexter Way on the Redrow estate. Number 100 can then be found on your right-hand side. What3Words:
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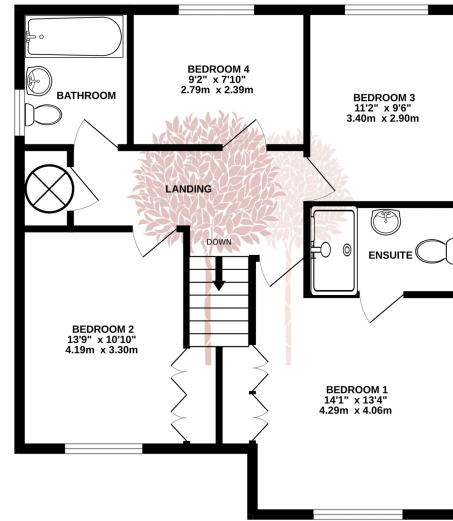
Material Information: This property operates on gas central heating. Council tax band: F EPC Rating: B



GROUND FLOOR
672 sq.ft. (62.5 sq.m.) approx.



1ST FLOOR
672 sq.ft. (62.5 sq.m.) approx.



Situation: The North Somerset village of Winscombe is nestled in the beautiful Mendip countryside within commuting distance of Bristol. Its atmosphere is one of bustling activity, with a variety of shops, professional offices and community facilities including church, doctor and primary school

(www.winscombewoodborough.n-somerset.sch.uk). Winscombe is in the Churchill Academy and Sixth Form Centre (www.churchill-academy.org) catchment area for secondary education which benefits from a modern sports complex, and there is also a dry ski slope nearby. Private sector schooling is also close by at Sidcot and the Downs School at Wraxall is within easy reach. Country activities available within the area include horse-riding, walking on the Mendips and sailing on Axbridge Reservoir, and there are also several excellent golf courses in the area. The lovely cathedral city of Wells is a drive away, as is the famous beauty spot, Cheddar Gorge. As mentioned, Winscombe is within commuting distance of Bristol but also has good access to the seaside town of Weston-super-Mare and the M5 at junction 21 to travel north or junction 22 to travel south. There is an international airport at Lulsgate and access to a mainline railway station at Weston.

