

# South Meadows, Wrington

**£400,000**

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The Property Ombudsman









**Bedrooms:** 3

**Bathrooms:** 1

**Receptions:** 1

A deceptively spacious and extended semi-detached bungalow, tucked away in a convenient position within this popular village. Offering considerably more accommodation than you might initially expect, the property provides three ground-floor bedrooms, a generous kitchen/diner, separate sitting room and a useful first-floor loft room. Outside, there is off-road parking to the front and an enclosed rear garden with patio and lawned areas.

The accommodation begins with an entrance hallway leading through to the sitting room, which enjoys a window to the front aspect and a wood-burning stove set within the fireplace. The kitchen/diner is undoubtedly one of the main features of the property, extending to over 22ft. in length and fitted with a range of cream units, wooden work surfaces and integrated cooking appliances. There is plenty of room for a dining table and additional seating, with glazed doors opening directly onto the rear garden.

There are three bedrooms on the ground floor, two of which are particularly well-proportioned, together with a family bathroom which has been updated in recent years and features a distinctive Moroccan-inspired finish. A further lobby/study area provides useful flexibility, whether for working from home or additional storage. There are also stairs rising to the first-floor loft room, which is a useful additional space, measuring approximately 13ft x 10ft, with separate adjoining storage.

Outside, the property benefits from off-road parking to the front, together with gated access through to the rear garden. The enclosed garden offers a good degree of privacy, with a paved patio area adjoining the house, a lawn, established shrubs and mature planting, providing plenty of room to enjoy the outside space.

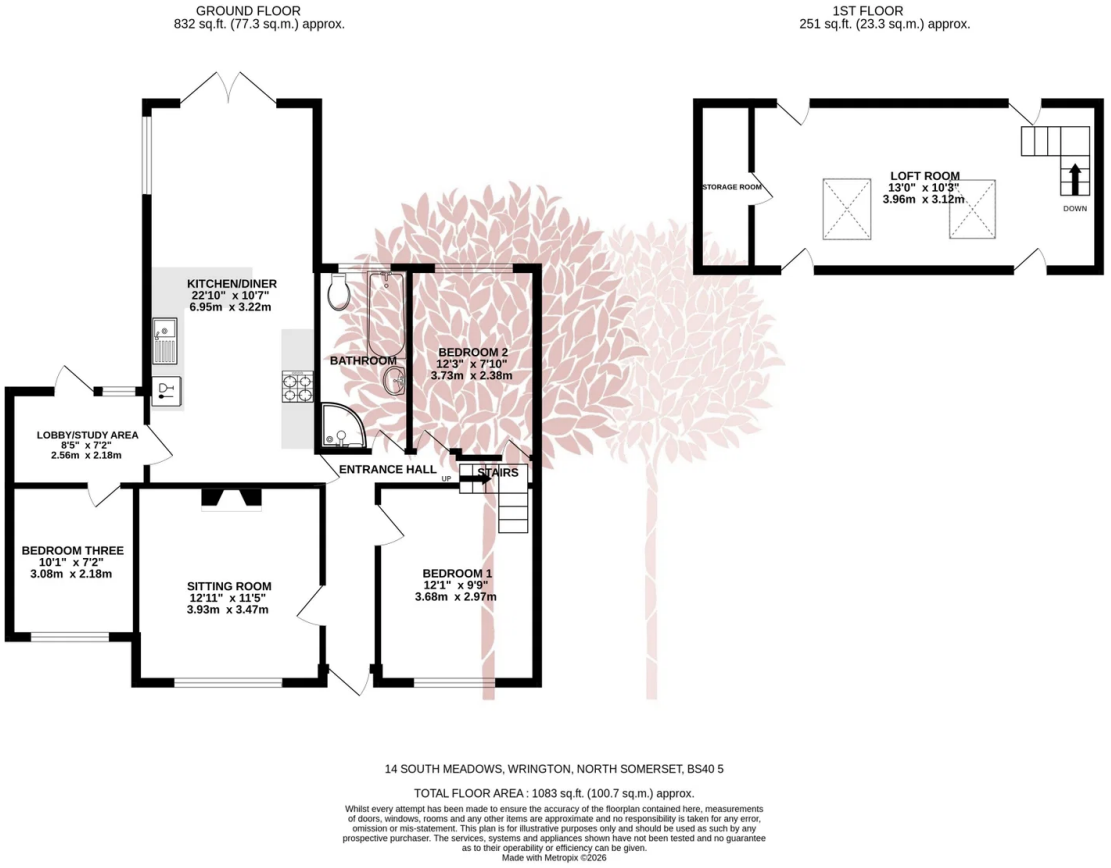
**What we love about the property...**
South Meadows is a friendly, tucked-away cul-de-sac in a particularly convenient part of Wrington. Number 14 offers much more accommodation than you might expect from the outside, with the kitchen/diner and additional loft room being particularly useful features.
















**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, garage, 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 Broad Street in the centre of Wrington, proceed along School Road and turn right into South Meadows. Follow the road around and take the left turn at the T-junction. Number 14 can be found shortly afterwards on the left-hand side.

**What3Words: ///revision.tablet.stood**

**Material Information:** This property operates on gas central heating. Council tax band: D. EPC Rating: tbc.