

### Rear Garden



Enclosed by timber panel fencing, the garden consists mainly of a slightly raised, full width patio and level lawn with shaped flower beds. There is also a further circular patio area. Gated access to the front. Access to rear of garage, outside tap and light.

### Front Garden

Part enclosed by railings along with a double width tarmac driveway.

### Garage

Accessed via an up and over door. Light and power connected. Pedestrian door to the rear.

Approximate Gross Internal Area = 119.4 sq m / 1285 sq ft  
Garage = 12.6 sq m / 136 sq ft  
Total = 132.0 sq m / 1421 sq ft



Ground Floor

First Floor

For illustrative purposes only. Not to scale. ID1235998  
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.  
Floor Plan Produced by EPC Provision

Tenure: Freehold

Floor area: 1285.00 sq ft

Tax Band: E



Local Authority: North Somerset

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Ginos Estate Agents

6 Ryves Vale, Tickenham, BS21 6FZ

T. 01275 540 176 | sales@ginosproperties.co.uk

ginosproperties.co.uk



# Gino's Estate Agents



67 Green Pastures Road, Wraxall, North Somerset, BS48 1HE

£525,000

NO ONWARD CHAIN. A superb example of the popular "Victoria" house type located on the sought after "Elms" development at Wraxall, built by Messrs, Bryant homes in the late 90's and is situated close to open countryside with lovely walks. Well positioned with easy access to the excellent nearby schools and amenities, the UPVC double glazed and gas central heated property briefly comprises: Entrance Hall, Cloakroom, Lounge, Dining Room, Conservatory, Kitchen/Breakfast Room and Utility Area. On the first floor there are 4 Bedrooms - main Bedroom with En Suite Shower Room plus a Family Bathroom whilst externally there are small gardens to the front and rear, an integral garage and driveway parking. EPC rating - C.

### Entrance Hall



Entered via a double-glazed door. Balustrade staircase to first-floor accommodation with useful cupboard under. Radiator, ceiling coving, smoke detector, alarm panel and laminate flooring which runs through into the Cloakroom and Dining Room.

### Cloakroom

Fitted with a white suite comprising; Low level w.c. and pedestal wash basin with tiled splashbacks. Radiator. UPVC double glazed window to the front.

### Lounge

14'0" x 13'3" (4.27m" x 4.04m")



UPVC double glazed bay window to the front plus 2 UPVC double glazed windows to the side. Feature gas fireplace. 3 wall lights, radiator, television and telephone points.

### Dining Room

10'2" x 9'1" (3.10m" x 2.77m")



UPVC double glazed French doors to the conservatory. Ceiling coving and radiator.

### Conservatory

12'58" x 11'36" (3.66m" x 3.35m")



A superb addition to the property which compliments the accommodation, being of dwarf wall and UPVC double glazed construction. Radiator, wall light and central light with fan.

### Kitchen/Breakfast Room

12'1" x 9'7" (3.68m" x 2.92m")



Fitted with a range of wall and base units with roll edge worksurfaces over and tiling to splashbacks. Inset one and a half bowl sink and drainer, built in electric fan assisted oven and gas hob with extractor over, wine rack and pelmet lighting. Spaces for dishwasher and fridge. Radiator, laminate flooring and space for a table. UPVC double glazed window to the rear and archway to Utility Area.

### Utility Area

7'0" x 4'10" (2.13m" x 1.47m")



Fitted with a range of base units with roll edge worksurfaces over and inset stainless steel sink and drainer with tiling to splashbacks. Spaces for automatic washing machine and tumble drier. Wall mounted combination gas boiler. Double glazed door to the side.

### First Floor Landing

Access to the loft. Linen cupboard with shelves providing useful storage.

### Main Bedroom

12'0" x 12'0" min (3.66m" x 3.66m" min)



UPVC double glazed windows to the front and side. 2 pairs of built-in wardrobes spanning one wall. Telephone point, radiator and door to the En Suite Shower Room.

### En Suite Shower Room



White suite comprising; shower cubicle with thermostatic shower, range of vanity units incorporating the wash basin and concealed cistern, low level w.c. Shaver point, extractor fan and radiator. UPVC double glazed window to the side.

### Bedroom 2

9'10" x 9'0" min (3.00m" x 2.74m" min)



UPVC double glazed window to the rear. Built in wardrobes. Radiator.

### Bedroom 3

9'8" x 8'5" (2.95m" x 2.57m")



UPVC double glazed window to the rear. Storage cupboard. Radiator.

### Bedroom 4

11'6" x 6'7" (3.51m" x 2.01m")



UPVC double glazed window to the front. Radiator.

### Family Bathroom

6'7" x 6'15" (2.01m" x 1.83m")



Fitted with a white suite comprising; panelled bath with shower mixer taps and a range of vanity units incorporating the wash basin and concealed cistern low level w.c. Shaver point, extractor fan and radiator. UPVC double glazed window to the rear.