

Family Bathroom



Fitted with a white suite comprising: Panelled bath. Concealed low level wc and wash hand basin with storage below. Heated towel rail, extractor fan and UPVC double glazed window to the rear.

Rear Garden



Enclosed by a combination of walling and timber panel fencing, consisting of a paved patio area which leads onto the main area that is laid to lawn. Outside lighting, power and cold water tap.

Front Garden

Driveway parking for one car. A small lawned area.

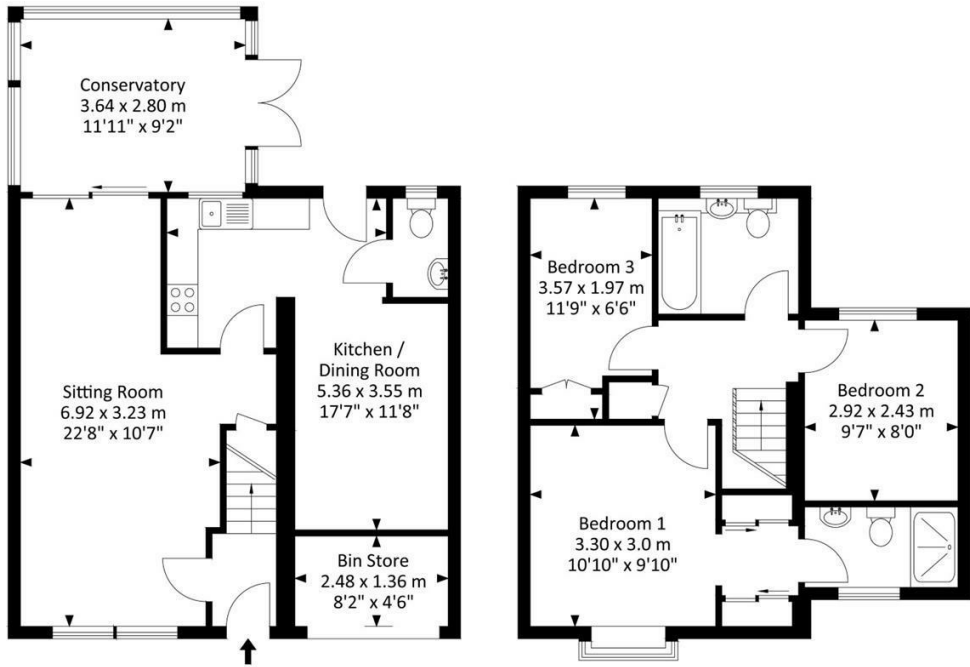
Bin Store

8'2" x 4'6" (2.49m" x 1.37m")

A small remaining part of what was the garage ideal for storage. Accessed via an up and over door.

Clark Close, Wraxall BS48 1JL

Approx. Gross Internal Area
1011.90 Sq.Ft - 94.0 Sq.M
Bin Store Area
36.30 Sq.Ft - 3.40 Sq.M
Total Area
1048.20 Sq.Ft - 97.40 Sq.M



Ground Floor

First Floor

For illustrative purposes only. Not to scale.
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.

Tenure: Freehold

Floor area: 1011.00 sq ft

Tax Band: D

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 firms 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



5 Clark Close, Wraxall, North Somerset, BS48 1JL

£380,000

A three Bedroom semi detached property which is located in one of the most sought-after areas in the BS48 postcode, 'The Elms' in Wraxall. This Rowan style home is situated in a quiet and traffic-free cul de sac, offering peace and tranquility and is positioned only a short distance away from open countryside. The ground floor layout has been re-designed to now boast spacious and flexible accommodation which comprises: Entrance Hall, open plan Lounge/Dining Room, Conservatory, Kitchen/Breakfast Room and Cloakroom. On the first floor there are three Bedrooms - with the main Bedroom having an En Suite and a Family Bathroom whilst externally there are gardens to the front and rear along with parking for one car and a bin store which was originally part of the garage. EPC rating - C.

Entrance Hall

Entered via a double glazed door with stairs ascending to the first floor accommodation. Radiator, wall mounted consumer unit, smoke detector and door to the Lounge/Dining Room.

Sitting Room

22'8" x 10'7" (6.91m x 3.23m")



UPVC double glazed window to the front. 2 radiators, TV point, understairs storage cupboard and door to the Kitchen. UPVC double glazed sliding doors to the Conservatory.



Conservatory

11'11" x 9'2" (3.63m x 2.79m")



A good addition to the property. Of UPVC double glazed construction with dwarf walls and French doors to the rear garden. Polycarbonate roof, ceramic tiled flooring and power points.

Kitchen

11'65" x 5'3" (3.35m x 1.60m")



Fitted with a modern range of wall and base units with roll edge worksurfaces and tiling to splashback.



Dining Room

11'79" x 7'6" (3.35m x 2.29m")



Formerly the garage, this useful speace provides an ideal area for a dining table. Radiator.

Cloakroom

Fitted with a white suite comprising: Low level close coupled wc and corner wash hand basin. Ceramic tiled flooring, radiator and UPVC double glazed window to the rear.

First Floor Landing

Doors to all Bedrooms and Bathroom. Smoke detector, access to loft space and airing cupboard housing the hot water tank.

Main Bedroom

10'10" x 9'10" (3.30m x 3.00m")



UPVC double glazed bow window to the front. Radiator, TV point and access through to the dressing area with 2 built-in wardrobes with full length mirrored sliding doors, hanging rails and overhead storage. Door to the En Suite.

En Suite Shower Room



Fitted with a white suite comprising: Tiled shower enclosure with thermostatically controlled shower over. Low level wc and vanity unit with inset wash hand basin. Radiator. UPVC double glazed window to the front.

Bedroom 2

9'7" x 8'0" (2.92m x 2.44m")



UPVC double glazed window to the rear. Radiator.

Bedroom 3

11'9" x 6'6" max (3.58m x 1.98m" max)



UPVC double glazed window to the rear. Radiator. Built-in double wardrobe providing useful storage.

