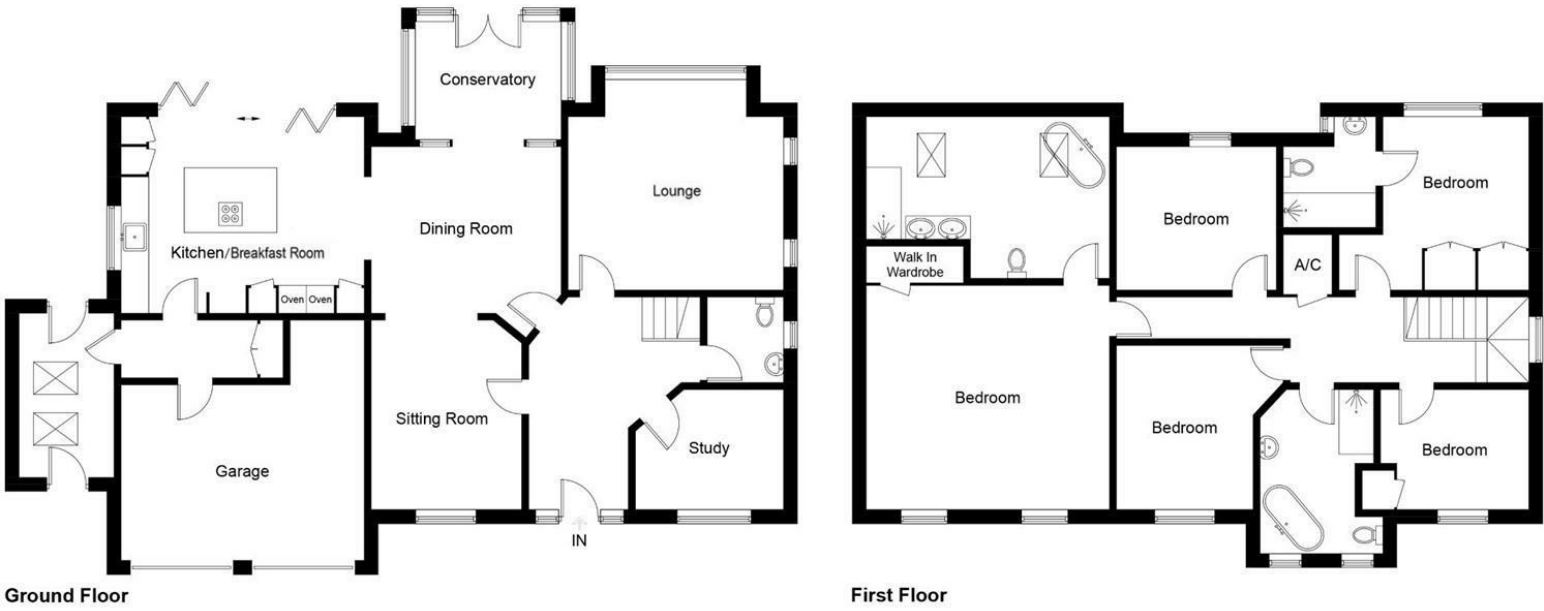


5 Warry Close

Approximate Gross Internal Area = 265.4 sq m / 2857 sq ft
(Including Garage)



For illustrative purposes only. Not to scale. ID1240997
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

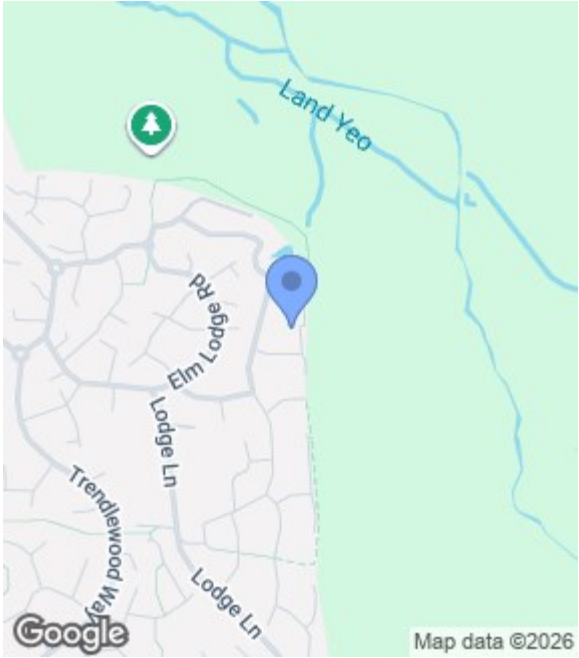
Tenure: Freehold

Floor area: 2857.00 sq ft

Tax Band: G

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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5 Warry Close, Wraxall, North Somerset, BS48 1NR
£925,000



VIEWES VIEWES VIEWES! Nestled away in one of the most requested cul de sac's in BS48 on the highly sought after Elms development at Wraxall, sits this superb 'Arundel' design executive, 5 Bedroom family home which is one of only eight of this particular design, therefore rarely available. The property has been updated and extended in recent years by our current sellers to create a wonderfully comfortable home with contemporary features and modern design thinking, including 4/5 receptions, 5 Bedrooms whilst benefitting from simply glorious views to the front overlooking fields and farmland. Situated with good access to public transport links, excellent schools and lovely open countryside, this well balanced and fine looking home briefly comprises; Reception Hall, Cloakroom, Sitting Room, Study, Lounge, Dining Room, Kitchen/Breakfast Room, Garden Room and Utility Room. On the first floor, there is a rather special Principal Bedroom with En Suite & walk-in Wardrobe, Guest Bedroom with En Suite Shower Room, 3 further Bedrooms and a marvelous Family Bathroom. Outside, the delightful, traditional frontage is block paved providing off-road parking for numerous vehicles leading to the double garage, whilst the West facing Rear Garden is a private haven designed for ease of maintenance with an outside Gym/Office. EPC rating - C.

Reception Hall

Cloakroom
6'14" x 5'41" (1.83m" x 1.52m")



- Sitting Room**
13'9" x 10'2" (4.19m" x 3.10m")
- Study**
10'1" x 8'5" (3.07m" x 2.57m")
- Lounge**
15'4" x 12'29" (4.67m" x 3.66m")
- Dining Room**
13'53" x 11'61" (3.96m" x 3.35m")
- Kitchen/Breakfast Room**
17'05" x 13'85" (5.31m" x 3.96m")
- Garden Room**
11'42" x 10'06" (3.35m" x 3.20m")
- Utility Room**
11'59" x 6'72" (3.35m" x 1.83m")
- Main Bedroom**
17'11" x 15'97" (5.46m" x 4.57m")
- En Suite**
14'32" x 9'02" (4.27m" x 2.79m")
- Guest Bedroom**
12'62" x 11'18" (3.66m" x 3.35m")
- Guest Suite**
8'09" x 5'67" (2.67m" x 1.52m")
- Bedroom 3**
11'72" x 9'70" (3.35m" x 2.74m")
- Bedroom 4**
11'22" x 10'19" (3.35m" x 3.05m")
- Bedroom 5**
10'17" x 8'80" (3.05m" x 2.44m")
- Family Bathroom**
11'67" x 7'74" (3.35m" x 2.13m")
- Double Garage**
17'4" x 12'36" (5.28m" x 3.66m")
- Gym/Outside Office**
17'74" x 8'56" (5.18m" x 2.44m")
- Gardens & Parking**

