

Rear Garden

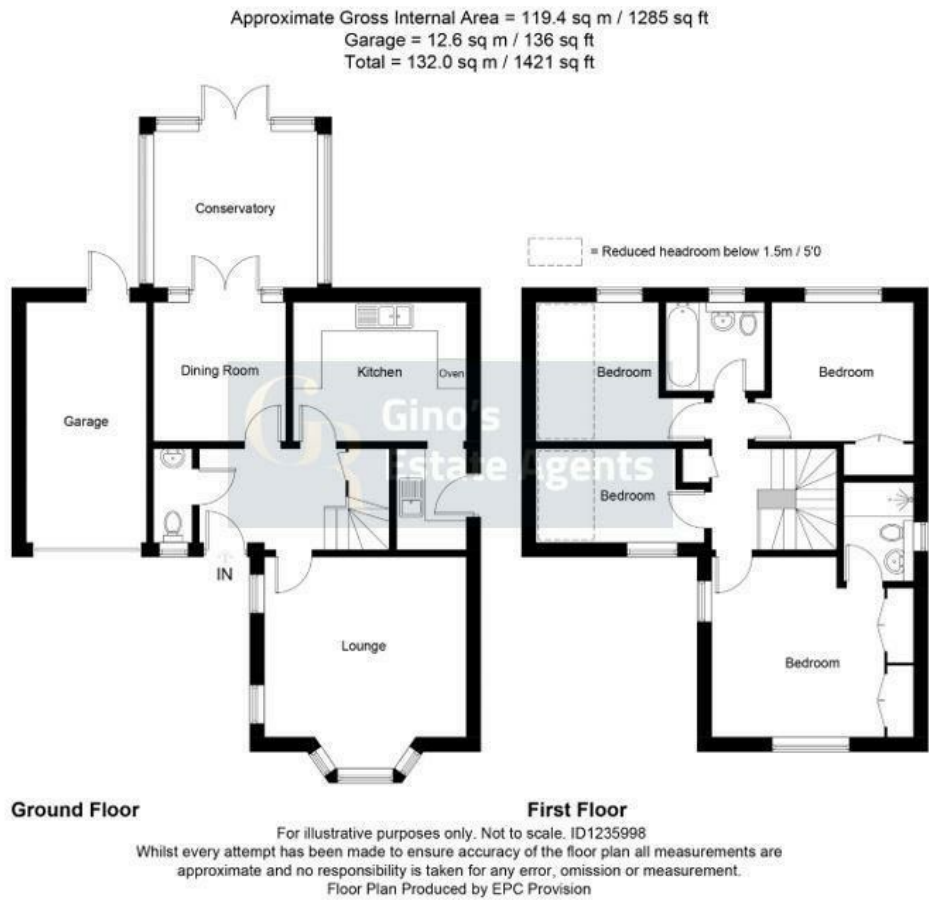


Enclosed by timber panel fencing, the garden consists mainly of a slightly raised, full width patio and level lawn with shaped flower beds. There is also a further circular patio area. Gated access to the front. Access to rear of garage, outside tap and light.

Front Garden

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

Garage



Tenure: Freehold

Floor area: 1285.00 sq ft

Tax Band: E

Local Authority: North Somerset

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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 worsufaces 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 incoporating 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.