

Shower Room



Fully tiled and fitted with a white suite comprising: Large walk in shower cubicle with thermostatic rainfall shower, vanity unit and basin and low level close coupled W.C. Extractor fan, shaver point, heated towel rail and Kardean flooring. UPVC double glazed window to rear.

Rear Garden



A beautifully designed garden, fully enclosed by timber panelling fencing and enjoying a Southerly aspect, comprising; a generous patio immediately off the property leading to a level shaped lawn with well stocked, colourful beds and a selection a small trees. Outside tap and lighting. Gated access to both sides of the property.

Front Garden

Parking for numerous cars over a tarmac driveway, brick block paving, lawn, paved path and 2 gates leading to the rear garden. Door to rear of garage. Outside lighting.

Double Garage

Accessed via a double sized electric door. Light and power connected. Roof storage space. Pedestrian door.

Approximate Gross Internal Area = 126.4 sq m / 1360 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. (ID676535)

Tenure: Freehold

Floor area: 1360.00 sq ft

Tax Band: F

Local Authority: North Somerset

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9 Sawyers Close, Wraxall, North Somerset, BS48 1LY

£635,000

A quality 4 Bedroom detached 'Richmond' design family home, located on the sought after 'Elms' development which has been tastefully updated and re-modelled to a high standard to now boast a superb Kitchen/Dining Room, replacement Bathrooms and Kardean flooring throughout. Situated in a quiet, traffic free cul de sac, just a short walk from local schools, the train station and open countryside, this fabulous home is ideal for those looking to move into a new home without having to lift a finger and in brief, the accommodation comprises; Entrance Hall, Cloakroom, Kitchen/Dining Room, Lounge and Conservatory. The first floor boasts 4 Bedrooms with built in wardrobes, En Suite and Shower Room. Outside there is driveway and double garage to the front and southerly aspect gardens to the rear. EPC rating - D.

Entrance Hall

Entered via wood effect UPVC double glazed door. Stairs to first floor accommodation. Double doors open into the Kitchen/Dining/Family Room. Doors to Cloakroom and Lounge. Radiator. Kardean flooring.

Cloakroom

Fitted with a white suite comprising; Vanity unit with basin and mixer tap and low level close coupled W.C. Chrome heated towel rail. Kardean flooring. UPVC double glazed window to front.

Living Room

18'11" x 11'3" (5.79m x 3.43m)



A good sized, light and airy room with dual aspect UPVC double glazed window to front and UPVC double glazed French door and side panels into the Conservatory. Feature 'Victoriana' style living flame gas fire. Two radiators. Kardean flooring.



Conservatory

14'2" x 11'6" (4.32m x 3.53m)



Of dwarf wall and UPVC construction with a lovely aspect and French doors opening on to the rear Garden. Electric panel heater. Ceramic tiled floor.

Kitchen/Dining Room

18'8" x 11'3" (5.69m x 3.43m)



A fabulous room fitted with a modern range of cream gloss wall and base units with complimentary work surface over. Inset one and a half bowl stainless steel sink and drainer with mixer tap. Built in electric oven with gas hob and extractor over. Useful breakfast bar and additional Kitchen units providing extra storage. Radiator, Kardean flooring and door to Utility Room. Dual aspect room with UPVC double glazed windows to front and rear.



Utility

6'2" x 6'0" (1.88m x 1.85m)



Fitted with a matching range of wall and base units and work surface as those in the Kitchen. Space and plumbing for an automatic washing machine and tumble dryer. Wall mounted condensing boiler. Radiator, Kardean flooring, and UPVC double glazed door to rear Garden.

First Floor Landing

Galleried landing with UPVC double glazed window to front. Airing cupboard housing pressurises flow water tank. Loft access with ladders. Doors to all Bedrooms and Bathroom.

Bedroom 1

12'0" x 10'7" (3.68m x 3.23m)



UPVC double glazed window to rear. 2 built in double wardrobes, radiator and Kardean flooring. Door to the En Suite Shower Room.

En Suite



Fully tiled and fitted with a white suite comprising: Large walk in shower cubicle with thermostatic shower, vanity unit and basin and low level close coupled W.C. Extractor fan, shaver point, heated towel rail and Kardean flooring. UPVC double glazed window to rear.

Bedroom 2

11'5" x 8'7" (3.48m x 2.62m)



UPVC double glazed window to rear. Built in double wardrobe. Radiator. Kardean flooring.

Bedroom 3

11'5" x 7'1" (3.48m x 2.18m)



UPVC double glazed window to front. Built in double wardrobe. Radiator. Kardean flooring.

Bedroom 4

9'6" x 6'9" (2.90m x 2.06m)



UPVC double glazed window to front. Built in double wardrobe. Radiator. Kardean flooring.