



Home Close, Wrington, Bristol BS40
£550,000

Detached house in cul-de-sac | Freehold

Your primary-age kids would have no excuses about being late for school, as this detached four-bedroom house backs onto the grounds of Wrington CE School! Offered with no onward chain, and set in a cul-de-sac that is just a ten-minute walk from local shops, the house occupies a nice plot that has a south-facing rear garden, and an open aspect (over and beyond the school playing field) to open countryside in the distance. There are four bedrooms and two bathrooms (one en-suite) upstairs, and the ground floor includes a full-length lounge, separate dining room, a study, cloakroom, kitchen and utility. A short driveway off the cul-de-sac leads to a double garage situated just in front of the house.

Council Tax Band: Band F (£3143.17 per annum 2024/25)

Tenure: Freehold

GROUND FLOOR:

Entrance Hall

Partly double-glazed front door and full-height double-glazed side window; staircase and timber banisters rising to first floor; built-in storage cupboard.

Cloakroom

w: 3' 4" x l: 5' 3" (w: 1.02m x l: 1.6m)

Frosted double-glazed window to front; w.c. and wash basin, with tiled splashback; wall mirror.

Lounge

w: 12' 4" x l: 19' 9" (w: 3.76m x l: 6.02m)

Square-bay oriel-style double-glazed window to front with deep sill; double-glazed patio doors to rear; period-style fireplace, hearth and mantel; coving; 2 radiators.

Dining Room

w: 10' 7" x l: 9' 9" (w: 3.23m x l: 2.97m)

Double-glazed patio doors to Conservatory at rear; coving; radiator.

Conservatory

w: 9' 7" x l: 10' 7" (w: 2.92m x l: 3.23m)

Double-glazed under double-glazed roof; french doors to side.

Study

w: 10' 1" x l: 6' 7" (w: 3.07m x l: 2.01m)

Double-glazed windows to both sides; coving; radiator.

Kitchen

w: 10' 1" x l: 12' 9" (w: 3.07m x l: 3.89m)

Double-glazed window to rear; range of fitted base and wall units in oak-effect finish, with beige worktop, breakfast bar and tiled splashbacks; inset 1½-bowl single-drainer stainless steel sink and mixer tap; built-in Neff electric double oven; built-in 4-ring Neff electric ceramic hob, with integrated hood; plumbing for dishwasher; Worcester Greenstar Ri gas-fired boiler; double radiator; door into...

Utility Room

w: 6' 10" x l: 6' 7" (w: 2.08m x l: 2.01m)

Door to side; fitted oak-effect base unit, with beige worktop, tiled splashback, and inset single-bowl single-drainer stainless steel sink and mixer tap; radiator.

FIRST FLOOR:

Landing

Timber balustrade; built-in airing cupboard housing insulated tank and shelves; loft hatch; coving.

Bedroom One

w: 12' 3" x l: 13' 1" (w: 3.73m x l: 3.99m)

Double-glazed window to rear, with very open aspect; good range of fitted wardrobes and cupboards, with fitted headboard to match; coving; radiator; door into...

En Suite

w: 7' 7" x l: 6' 4" (w: 2.31m x l: 1.93m)

Frosted double-glazed window to side; white suite of pedestal wash basin, w.c. and panelled bath, with half-tiled surround; Mira shower and glazed screen over bath (fully tiled surround); wall mirror; mirrored cabinet; wall light with shaver pt; radiator.

Bedroom Two

w: 9' 9" x l: 15' 8" (w: 2.97m x l: 4.78m)

Double-glazed window to front; built-in double wardrobe; coving; radiator.

Bedroom Three

w: 12' 1" x l: 9' 5" (w: 3.68m x l: 2.87m)

Double-glazed window to rear, with open southerly aspect; radiator.

Bedroom Four

w: 8' 9" x l: 6' 7" (w: 2.67m x l: 2.01m)

Double-glazed window to rear, with open aspect; radiator.

Bathroom

w: 9' 7" x l: 6' 7" (w: 2.92m x l: 2.01m)

Frosted double-glazed window to front; pedestal wash basin, wc and panelled bath with half-tiled surround; mixer tap/shower attachment and glazed screen over bath (fully tiled surround); radiator.

EXTERNAL:

Front Garden

Quite deep and secluded, with tall conifer hedge to one side; laid to lawn, with variety of shrubs and trees; paved path and steps down to paved area in front of house.

Driveway

Tarmac, with space for 1-2 cars, leading to...

Double Garage

w: 17' 5" x l: 16' 11" (w: 5.31m x l: 5.16m)

Brick-built under tiled roof; twin up-and-over doors; overhead storage; oil tank (possibly now redundant); gas meter; door to rear onto side path, past cold water tap, leading to...

Rear Garden

w: 45' x l: 35' (w: 13.72m x l: 10.67m)

South-facing lawn, with flowers, shrubs and trees; hedge to rear and fencing to both sides; small paved patio; could all benefit from some tlc.

LOCATION:

Not far from the A38, about ten minutes (by car) south of Bristol International Airport, Wrington is a popular village which includes a primary school (right on the doorstep of this property), two minimarket grocery shops, a couple of pubs, and the historic 14th century All Saints Church. Bigger shops can be found at Weston Super Mare, around half an hour away, which is also a convenient place to join the M5 motorway (junction 21).

GENERAL:

Tenure

Freehold.

Council Tax Band

Band F (£3143.17 per annum 2024/25).

IMPORTANT:

These particulars do not constitute nor form part of any offer of contract, nor may they be regarded as representative. Measurements are approximate. No services, appliances or fittings described in these particulars have in any way been tested by Haighs and it is therefore recommended that any prospective buyer satisfies themselves as to their operating efficiency before proceeding with a purchase. Photographs are used only to give an impression of the general size and style of the property, and it should not be assumed that any items shown within these pictures (internal or external) are to be included in the sale. Prospective purchasers should satisfy themselves of the accuracy of any statements included within these particulars by inspection of the property. Anyone wishing to know specific information about the property is advised to contact Haighs prior to visiting the property, especially if in doing so long distances are to be travelled or inconvenience experienced.

INTERESTED?

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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

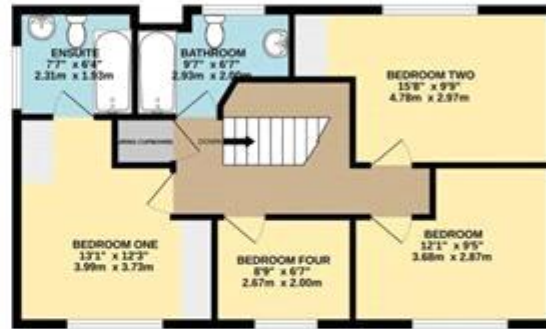




GROUND FLOOR
804 sq.ft. (74.7 sq.m.) approx.



1ST FLOOR
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA: 1438 sq.ft. (133.6 sq.m.) approx.

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