



debbie fortune
ESTATE AGENTS



12 Brooklyn

Wington



12 Brooklyn, Wrington, BS40 5LJ

£400,000

- Desirable village location
- Semi-detached family home with single garage
- Three double bedrooms and one single bedroom- ideal for growing families
- Plentiful front and rear gardens
- Fantastic community with shops, pubs, and schools just a short walk away
- Commutable distance to Bristol and Bath

Positioned at the end of a quiet cul-de-sac, in the ever popular village of Wrington, is this four bedroom semi-detached family home. Within walking distance to a plethora of local and independent shops. Wrington also offers ideal links into Bristol, Bath, and the M5 Junctions.

SITUATION

Situated with good access to local amenities and surrounded by beautiful countryside, Wrington (www.wringtonsomerset.org.uk) is the jewel in the crown of the Wrington Vale and one of the most sought-after villages in North Somerset. Picturesque with a lengthy and interesting history, it benefits from facilities usually reserved for a larger town, including two pubs (one with an excellent restaurant), church and a chapel, a primary school (awarded 'Outstanding' by Ofsted), post office, public transport, garage, pharmacy, dentist, coffee shop, grocery shop, off licence/convenience shop and even two florist/gift shops (one in the village centre and one on the outskirts). Secondary schooling is available at nearby Churchill Academy and Sixth Form Centre (www.churchill.n-somerset.sch.uk), also recently awarded 'Outstanding' by Ofsted (with transport for local children provided daily), and which also benefits from a modern sports complex open to the general public. Further schools, both state and private, are at Bristol, Backwell, Wraxall and the Chew Valley. The area around is well known for its beauty and offers a variety of community pursuits. Indeed, riding, walking, fishing, sailing and dry skiing are just some of the activities available within a few miles. The village itself is within commuting distance of Bristol and the seaside town of Weston-super-Mare and there is access to the motorway network at Clevedon (junction 20) and St. Georges (junction 21). There is an international airport at Lulsgate and a mainline railway station at Yatton.

DIRECTIONS

Travelling from the centre of the village proceed into Broad Street and then turn left into Station Road. Continue past the church, take a right into 'Brooklyn,' and follow this road round. The property can be found at the end of the cul-de-sac.



DESCRIPTION

Entering the property through the porch and into the spacious and light entrance hall with storage under the stairs. To the left is a sizeable lounge with picture window, log burner and plenty of space for activities. The rear elevation offers a formal dining room with sliding doors into the garden, a newly updated downstairs toilet and an active family kitchen. The kitchen is fitted with solid wood surfaces, easy clean floor tiles and plenty of space to house the kitchen essentials.

Upstairs offers a generous landing, three double bedrooms, one single bedroom and the family bathroom. The bathrooms benefit a full-length bath with overhead shower and handy airing cupboard. The whilst the current owners have considerably updated property, it still offers the scope to extend. Many houses decided to convert their loft space and make use of the larger than average landing, whilst others have extended into the garden or garage, (subject to planning).

The garden is a great space for children, with a well-sized grassed lawn and adult patio, perfect for alfresco dining or summer BBQ's.

Wrington is undoubtedly a truly inspiring village, ideal for all walks of life. Catering to young families with the primary school and recreational grounds, adults with the many independent shops, professional couples with easy links to Bristol and retirees offering a range of local clubs.

Wrington has it all, from the local dentist, pharmacy, garage, to the independent florist, Coffee shop and 'Plastic Free' convenience store. It is a village that many adore, and we are sure you will too.

PROPERTY INFORMATION

Tenure – Freehold

Council tax band - D

Our vendor says... We've loved raising our children in this sunny, cheerful house. The house has been big enough for our growing family and has room to expand further if you wanted to. Our neighbours are wonderful and the street is safe and friendly - a real community within a community. We've loved being so close to the heart of this lovely village.

We have noticed... A fantastic opportunity for families, professional couples, or downsizers to live in Wrington. This home offers far more space than initially expected.

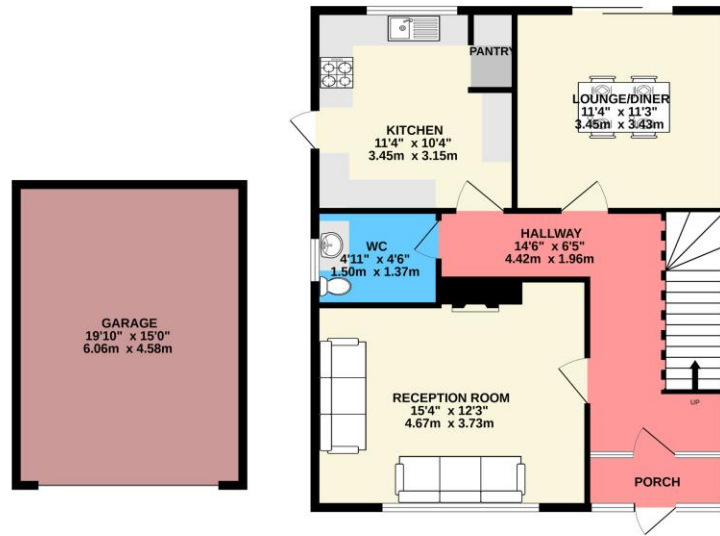
EPC rating D



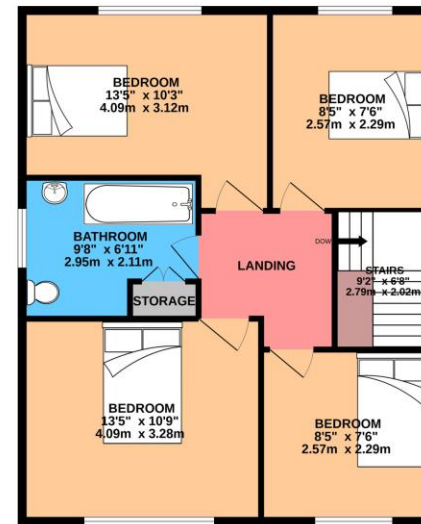


Floorplan

GROUND FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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