



**5 Westward Close**  
**Wrington, Bristol, BS40 5LU**

**Robin King** | Estate  
Agents

## 5 WESTWARD CLOSE, WRINGTON, BRISTOL, BS40 5LU

A fantastically located 3 double bedroom, 2 bathroom bungalow with an enclosed private garden and ample parking in a popular village location with excellent amenities, convenient for access to Bristol and beyond.

**APPROX 1,018 SQ FT ACCOMMODATION • FREE FLOWING FLEXIBLE SPACE • 2 RECEPTION ROOMS • CONTEMPORARY FITTED KITCHEN • 3 DOUBLE BEDROOMS • TWO BATHROOMS (1 EN-SUITE) • WELL MAINTAINED, PRIVATE AND ENCLOSED GARDEN • CONTEMPORARY FITTED KITCHEN • WONDERFUL LOCATION ON EDGE OF THE POPULAR VILLAGE OF WRINGTON • NO ONWARD CHAIN**

5 Westward close is an excellent spacious bungalow in the popular village of Wrington. It has flexible space that could be used in a variety of ways and the added bonus of 3 double bedrooms.

A porch leads through an inner hallway with useful storage for coats and shoes towards a utility room with fitted cupboards, space for a washing machine and dryer or freezer. Going left takes you into the kitchen. This spacious modern room has stylish metro tiling and natural coloured worktops with a built in breakfast bar. Integrated appliances include a NEFF dishwasher, hob and double oven, together with an under counter fridge. A large window overlooking the front of the property gives this space a light and airy feel.

An inner hallway provides access to a large sitting room with sliding doors to the rear garden which floods this comfortable space with natural light. There are also 3 double bedrooms; the principal with dressing area and smart en-suite shower offering Jack and Jill access to an extra reception room at the rear which also has independent access and could be used as an office/gym/workshop. In addition, there is a smart, modern family shower room with all white sanitary ware and a heated towel rail.

**Outside** – to the front of the property is bricked drive providing ample off street parking. The fully enclosed private rear garden has a lovely stone terrace across its width, perfect for al fresco dining or entertaining friends on a summers evening. Stairs lead up to a lawned area with neat and tidy borders planted with shrubs. To the side of the property there is a path offering independent access to the garden and rear of the property.





**Location** – Wrington is well known for its excellent facilities and amenities including a primary and playschool with secondary schooling available at nearby well regarded Churchill Academy, which also has a modern sports complex. There are good private schools in Bristol, Sidcot, and Wraxall. The village is situated approximately 11 miles southwest of Bristol, with easy access to the M5 at Clevedon and St Georges (J20 and J21). Bristol International Airport is within 4 miles and access to a mainline railway station at Yatton is also within 4 miles (Paddington 114 mins).

**Important Notice:**

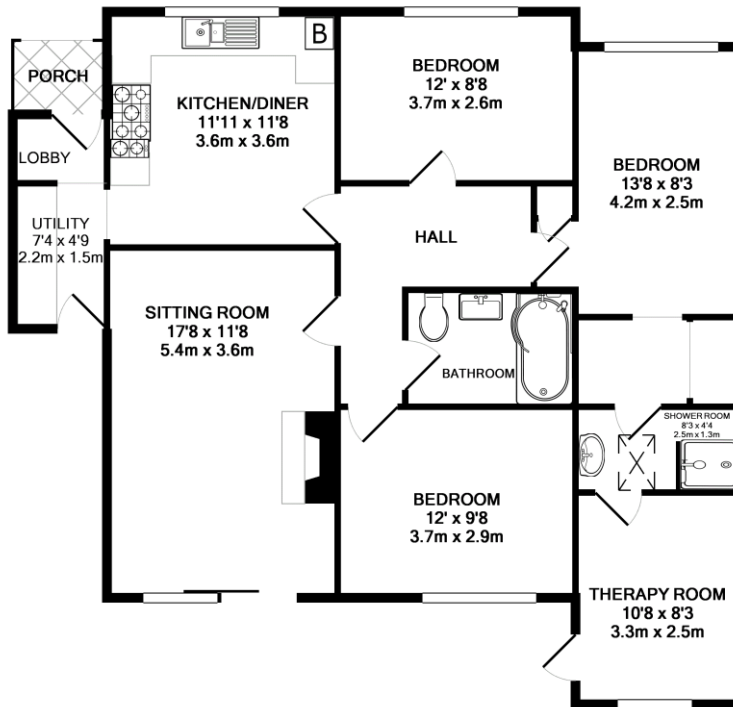
Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

**DIRECTIONS** – From leaving Robin King Estate Agents turn right at the traffic lights and continue towards Bristol. Turn right onto Wrington Road and continue to Broad Street. Turn left into Station Road and proceed past the church and out of the village. Westward Close is on the right before you exit the village. No. 5 is on the right towards the end of the cul de sac.

**SERVICES** – All mains services

**EPC RATING** - E

**LOCAL AUTHORITY** – North Somerset District Council – Tel 01934 888144 – **COUNCIL TAX BAND** D £2075.83 (2023/24) \* Bandings for properties altered/extended



TOTAL APPROX. FLOOR AREA 1018 SQ.FT. (94.6 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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