



47 Whiting Way
Wroughton, BS40 5AS

Robin King | Estate Agents

47 WHITING WAY, WRINGTON, BS40 5AS

Experience the epitome of modern living in this stunning 4-bedroom home, where every detail has been carefully considered to provide both luxury and practicality.

Approx 1468 Sq. Ft Accommodation • 4 Double Bedrooms (1 En-Suite) • Downstairs Cloakroom • Large Open Plan Kitchen/Diner • Catchment for Churchill Academy & Sixth Form • Yatton Station Within 4.6 Miles – Paddington from 114 Mins • Access to M5 Within 8.7 Miles/Bristol Airport 5.4 Miles/ Central Bristol 13 Miles (All Distances Approx)

Upon entering, you will find a hallway that offers a welcoming transition into the home. To your right, a practical office space and downstairs cloakroom. On the left, a spacious lounge with a deep bay window invites relaxation and provides a cosy spot to unwind.

Venturing down the hallway, you will discover the heart of the home – a stunning, open-plan kitchen diner that is sure to be the centre of activity. The kitchen benefits from integrated BOSCH appliances including double oven, microwave, and dishwasher. There is ample storage, including a generous island, ensuring that all culinary needs are met. The dining area features double patio doors seamlessly connecting the indoors with the outdoors. Additional features such as spotlights, an electric effect fire, and stunning granite worktops highlight the attention to detail. The kitchen also leads to a well-equipped utility room, complete with provisions for a washing machine and direct access to the garden.

Upstairs, the property continues to impress. The principal bedroom is truly stunning, boasting an ensuite shower-room, two built-in mirrored wardrobes, and comfortably accommodates a super-king bed. The second and third bedrooms are both good sized doubles, one offering built-in mirrored wardrobes, offering ample storage. The fourth bedroom, currently serving as a dressing room, offers a serene view of the garden, making it an ideal space for relaxation or self-care.

The family bathroom is equally luxurious, featuring a bath with an overhead shower.





Throughout the property, shutters adorn the windows, combining style and privacy effortlessly. Modern technology enhances the living experience – the Nest heating system ensures comfortable temperatures, allowing dual control for upstairs and downstairs zones.

The beautifully landscaped garden is an east-facing delight, capturing plenty of evening sun on the porcelain patio beneath a lovely pergola. The kitchen's layout lets you enjoy this view as you cook, with the sink overlooking the well maintained garden.

The garage, accessible from the garden, has an electric door and inside, you'll discover power and lighting. This home is not only beautiful but also sustainable, with 12 owned solar panels on the roof contributing to the fantastic A rating EPC.



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.

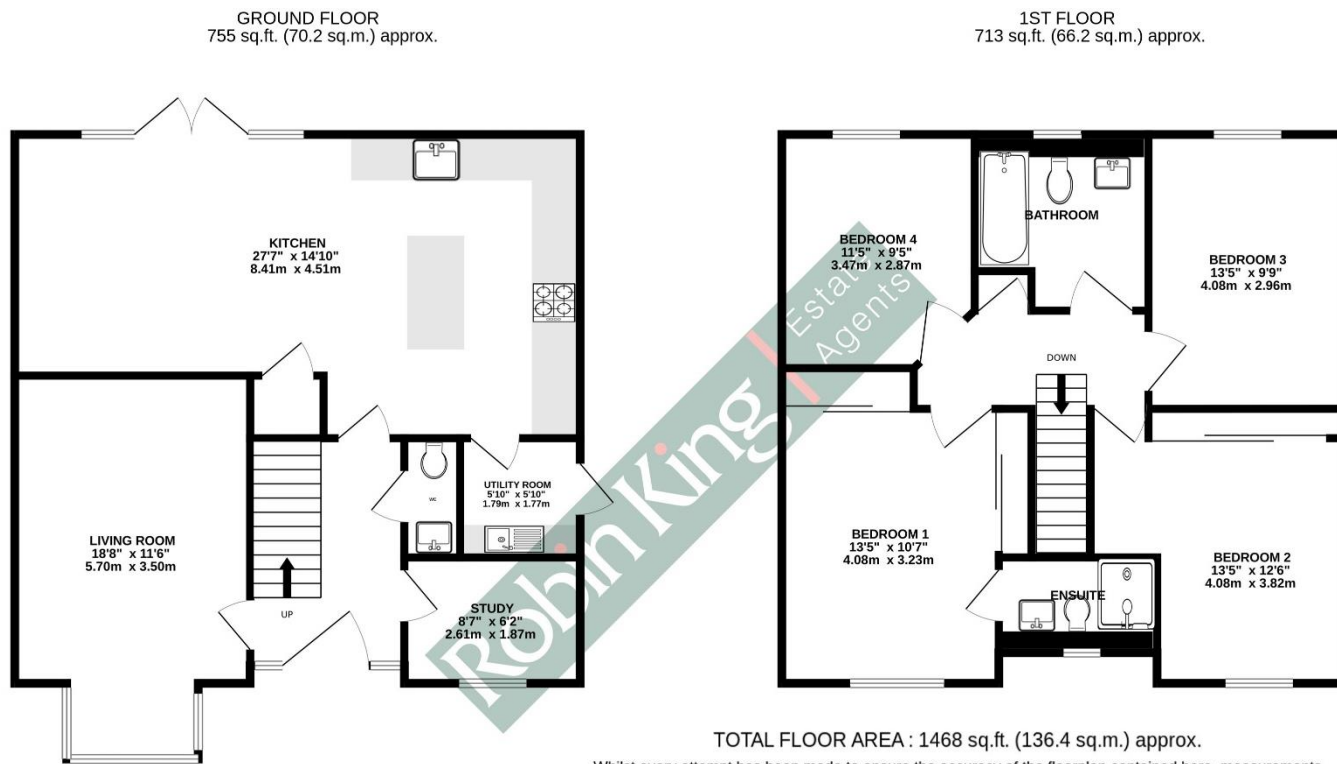
LOCATION Wrington is well known for its excellent facilities and amenities including a primary and playschool with secondary schooling available at nearby Churchill, which also has a modern sports complex. There are good private schools in Bristol, Sidcot, Chew Magna and Wraxall. The village is situated 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 6 miles and access to a mainline railway station at Yatton is also within 5 miles.

DIRECTIONS – From Robin King Estate Agents, Congresbury, head northeast on Broad St toward High St/B3133. Turn left onto High St/B3133 and right onto Bristol Rd/A370. Turn right onto Wrington Rd and continue onto W Hay Rd. Continue onto High St and then turn left onto Silver St. Continue onto Cox's Green. Continue straight to stay on Cox's Green. Turn left onto Whiting Way. Turn left to stay on Whiting Way.

SERVICES – All mains services

EPC RATING - A

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – **COUNCIL TAX BAND** F £2,998.42 (2023/24) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



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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