



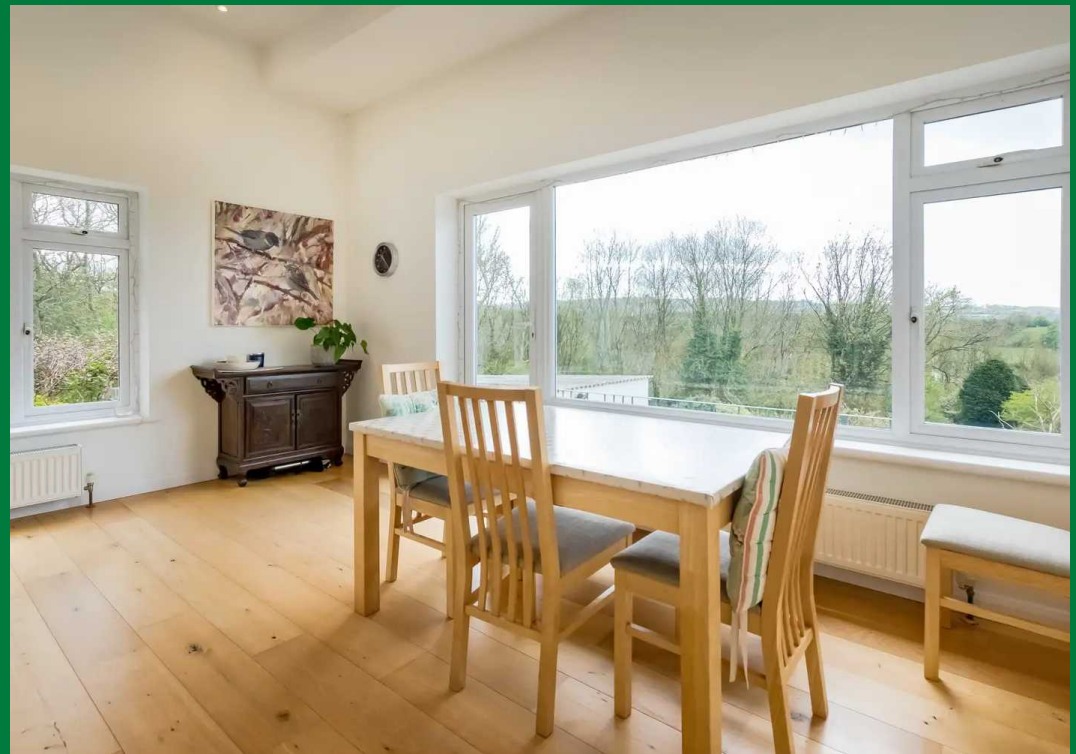
COUNTRY
PROPERTY



38 Court View

Wick

£795,000



38 Court View

Wick, BS30 5QP

Nestled on the edge of Golden Valley Nature Reserve, this spacious 4 bedroom detached house is set in one-third-acre gardens, optimally orientated to enjoy far-reaching views to the South. The light and airy property benefits from a beautiful kitchen dining room, sitting room, snug, play room, study, utility / boot room, 4 bedrooms and 2 bathrooms, with some opportunity for just the finishing touches to your own taste. It is accessed off the end of a cul-de-sac via wooden gates leading to the private driveway, so you'll find this tranquil setting has much to offer - not least being within a short walk of a gastro-pub and convenience store. A vibrant local community in Wick is complemented by easy access to either M4 J18 Tormarton, or into Bristol via A4174 North Bristol Ring Road.

Outside the property is driveway parking for several vehicles and not one, but two big garages! The first garage measures 17'2" x 24'3" approx., with the second measuring around 8'9" x 19'10". Gently sloping gardens are fairly private and very peaceful, because it sides on to woodland of the Nature Reserve. Energy Efficiency Rating D.

- Detached 4 Bed House
- South Facing Large Gardens
- Impressive Kitchen Dining
- 3 Receptions
- Parking and Garaging
- In About a 3rd Acre
- Energy Efficiency Rating D
- Far-Reaching Views





Wick

Wick is a well-established and respected village with a vibrant local community, a local church, primary school, village hall, several shops, Rose & Crown pub/restaurant, plus the renowned Golden Valley Nature Reserve nearby is a well known route for miles of picturesque walks. The village is conveniently placed in relation to Bath, Bristol and Chippenham. M4 junction 18 at Tormarton is about 6 miles away, or the other direction A4174 North Bristol Ring Road for access to Bristol, Longwell Green Leisure Parks.

Spacious 4-bed detached house on the edge of Golden Valley Nature Reserve, with stunning views to the South. Features include multiple living spaces, 2 bathrooms, private driveway, 2 big garages, and ample outdoor areas. Tranquil setting close to amenities in Wick with easy access to M4 and Bristol.

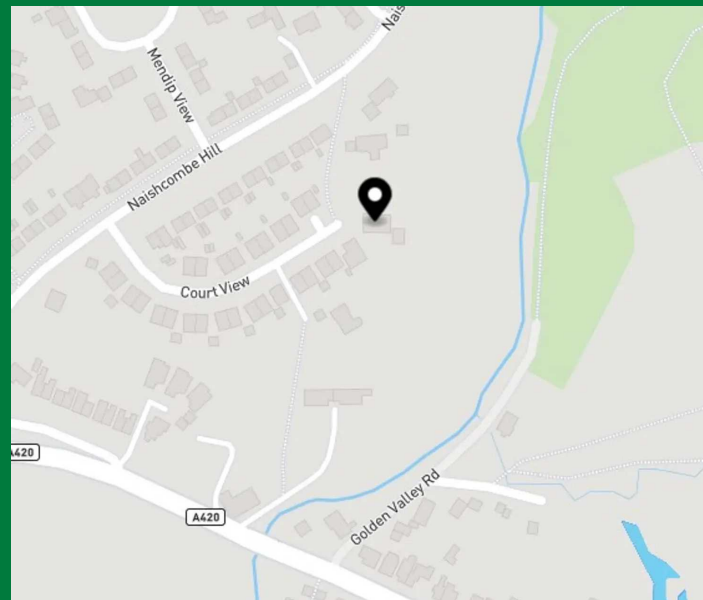
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

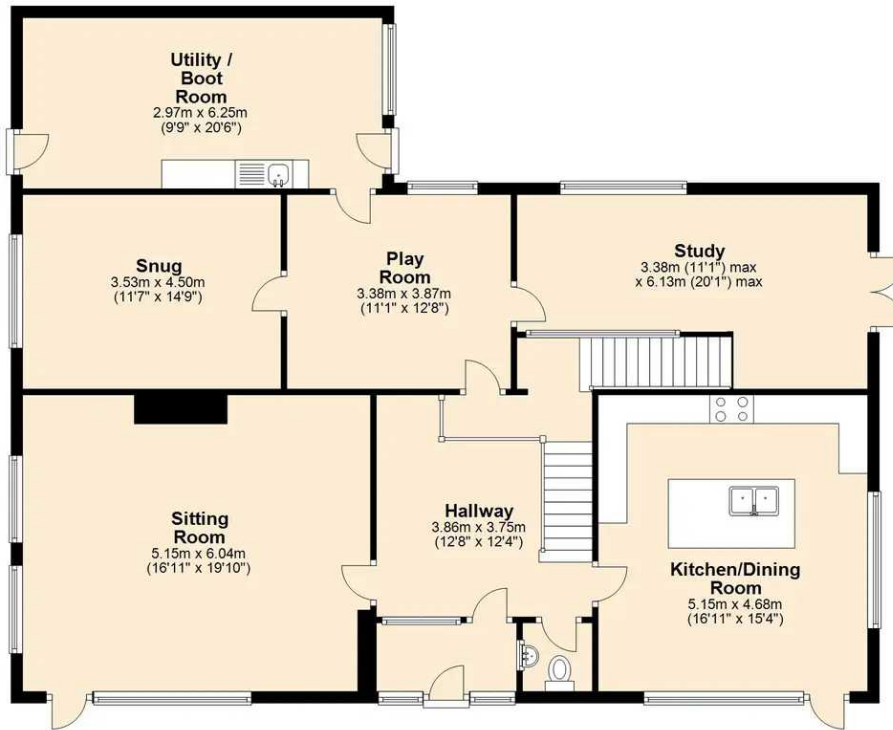
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





Ground Floor
Approx. 144.1 sq. metres (1551.4 sq. feet)



First Floor
Approx. 98.9 sq. metres (1064.2 sq. feet)



Total area: approx. 243.0 sq. metres (2615.6 sq. feet)

Sketch plan for illustrative purposes only
Plan produced using PlanUp.

This does not include any measurements or distances that may be required for the inclusion of any visible fixtures and fittings.

Disclaimer:- These particulars are set out as a general guide only and do not constitute any part of an offer or contract.

Details, photographs, measurements, floorplans and distances are given as a guide only and must not be relied upon for the inclusion of any visible fixtures and fittings.

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We have not carried out a structural survey. Any services, appliances and fittings have not been tested. We recommend independent specialist advice be taken if in doubt, about these, or any liability for VAT in respect of any transaction relating to this property.

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