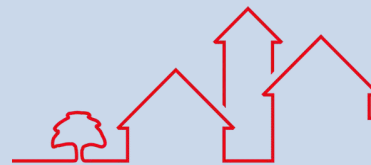




**56 The Glebe, Wroughton**

Guide Price **£425,000**



**Parker's**

Estate Agents & Property Lettings



## 56 The Glebe

### Wrington, Bristol

56 The Glebe is a beautifully extended modern semi detached home occupying a corner position in this ever popular village of Wrington, where "quality of life" and "community" are frequently used as a description of one of the most popular villages south of Bristol. Located just a few minutes level walk away from all village amenities and All Saints Church, The Glebe is a quiet cul de sac centrally located within the village.

You may be a first time buyer, you may be trading up to a larger home or you may even be looking to retire to the village. Whatever your need this great house should fit the bill.

Upon entry you are greeted by an entrance hall and stairs to the first floor. A door leads through to a light and bright reception room with under stairs storage which flows through to the newly installed open plan modern country kitchen/diner. Well appointed and complete with wooden worktop, Belfast sink, dishwasher, integrated cooker and microwave with ample space for an American fridge freezer and a range of storage cupboards. This is a truly lovely room and very much the heart of the family home and also benefits from a breakfast bar area and space for a good size dining table. Leading off the kitchen is a useful utility space and coat storage area with downstairs WC and hand basin.

## 56 The Glebe

Wrighton, Bristol

Upstairs is deceptively spacious with four bedrooms, the master located to the front of the property with double windows, built in wardrobes and storage cupboard. The second bedroom benefits from an ensuite shower room with two further bedrooms and a family bathroom.

To the front of the property is a garage/storage room currently used as a gym with plenty of off-street parking for multiple vehicles. Situated on a corner plot the home benefits from a secure wrap round south east facing garden with access via a side gate with outside tap. A perfect place to sit on the patio in the sunshine enjoying a cup of tea or alfresco dining.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



### Hallway

4' 11" x 3' 5" (1.50m x 1.03m)

### Lounge

13' 6" x 10' 6" (4.11m x 3.21m)

### Kitchen/ Diner

19' 5" x 13' 11" (5.91m x 4.25m)

### Utility / WC

7' 11" x 7' 0" (2.42m x 2.14m)

### Bedroom 1

8' 9" x 11' 5" (2.67m x 3.49m)

### Bedroom 2

13' 3" x 7' 0" (4.05m x 2.14m)

### Bedroom 3

7' 5" x 6' 8" (2.27m x 2.03m)

### Bedroom 4

7' 3" x 5' 9" (2.21m x 1.76m)

### Bathroom

7' 3" x 5' 3" (2.22m x 1.59m)





**Front Garden**

**Rear Garden**

**Garage**

**Single Garage**

**Off street**

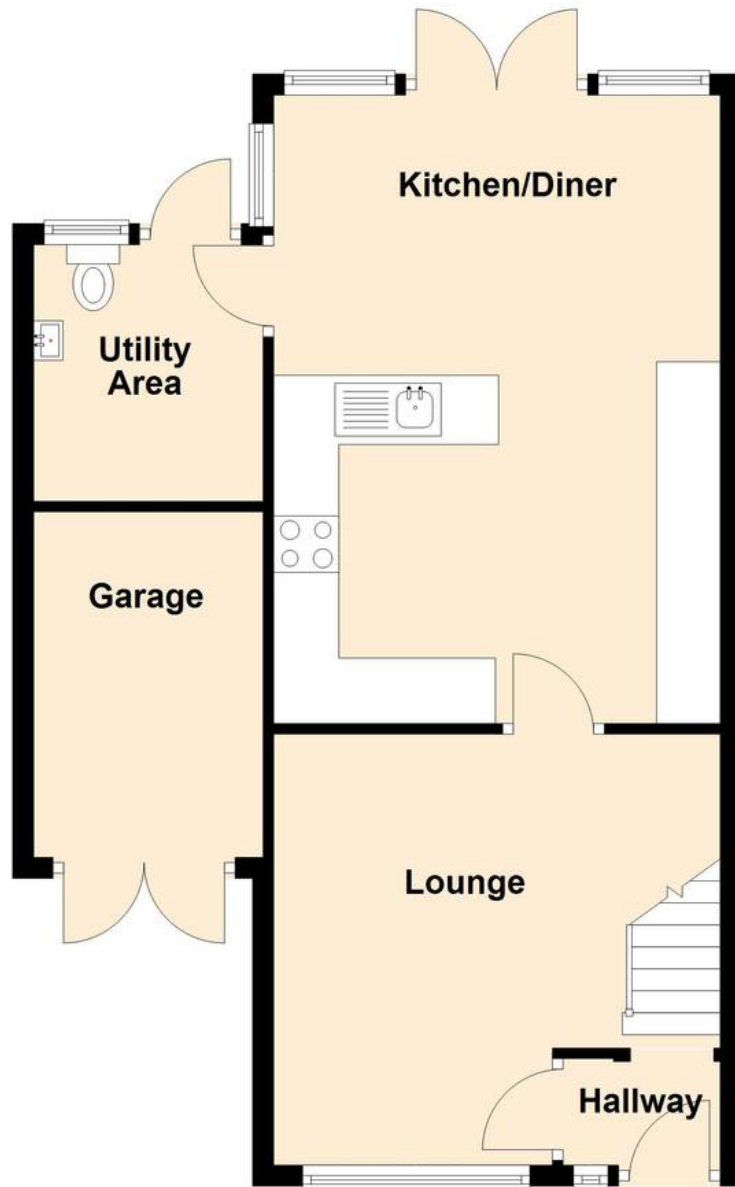
**3 Parking Spaces**

### **Wrington:**

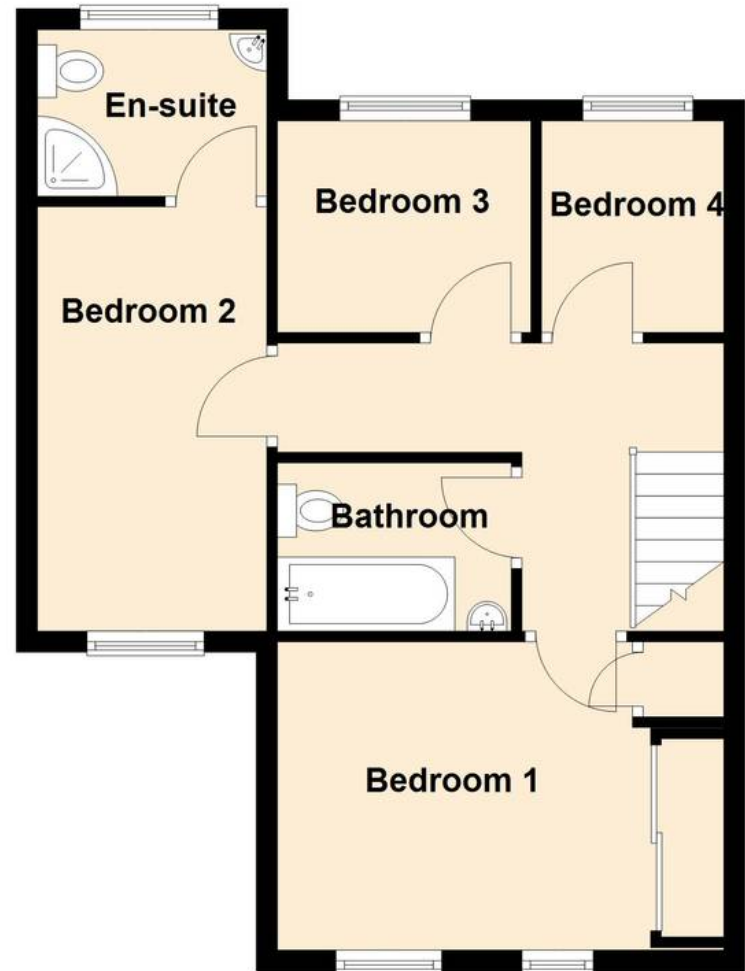
Wrington is a picturesque village nestled in the North Somerset countryside. Characterised by charming stone cottages, surrounded by green fields, and hills, it exudes tranquility and rural charm yet only 30 minutes from the centre of Bristol. The heart of the village boasts a historic church, All Saints dating back to the 13th century, adding to its timeless allure. The village is served with many facilities to include a Post Office, Spar convenience store, Zero Waste Pantry, photographers, hairdressers and separate barbers shop, two pubs and a dentist to name but a few. The local school, Wrington C of E Primary School is celebrated as "outstanding" by Ofsted, with secondary education a few miles away in Churchill. Surrounded by scenic landscapes, Wrington offers opportunities for leisurely walks and exploration of the nearby Mendip Hills Area of Outstanding Natural Beauty. Its welcoming community and rich heritage make Wrington a delightful retreat for locals and visitors alike.



## Ground Floor



## First Floor





## Parker's Estate Agents

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