



Robin King | Estate Agents

11 Rickyard Road, Wroughton - BS40 5RR
£350,000

11 Rickyard Road

Wrington, Bristol

This wonderful 2-bed bungalow offers easy living over a single storey and is ideally positioned to provide access to Wrington's amenities and benefits from a large garden, garage & off street parking.

Council Tax band: D

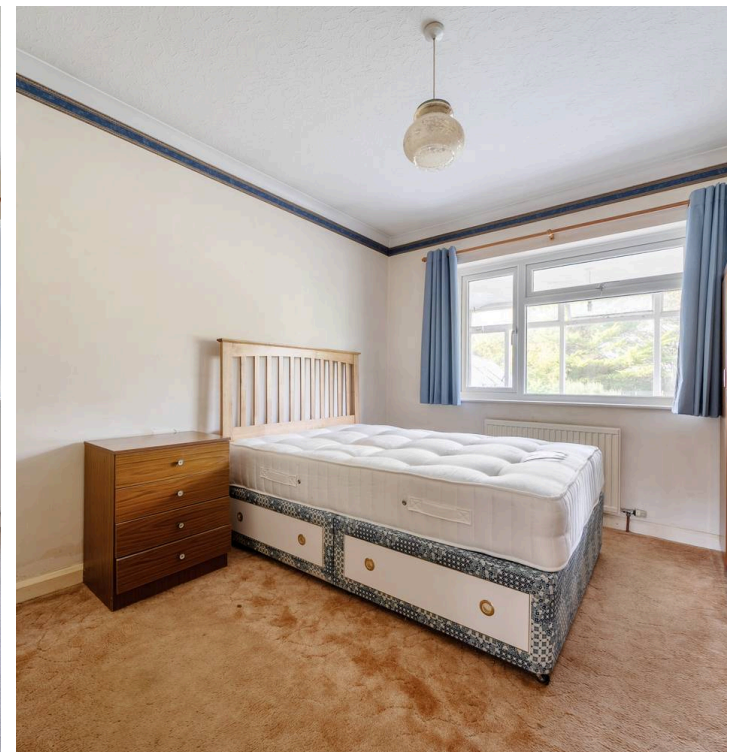
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Approx. 1069 sq.ft accommodation and garaging
- 2 Bedrooms
- Mature Gardens
- Central Village Location
- Detached Bungalow
- Family Shower Room
- Garage, Carport & Driveway Parking
- Easy Access to Yatton Railway Station / Bristol Airport & M5

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 also 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 4 miles and access to a mainline railway station at Yatton is also within 4 miles with journey times to London Paddington from just 112 mins. The surrounding countryside is designated an Area of Outstanding Natural Beauty. (All distances/times approx.)





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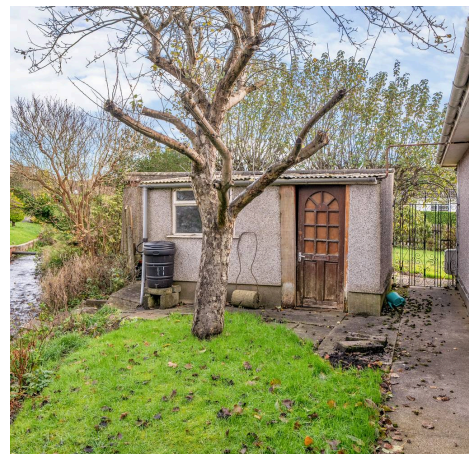
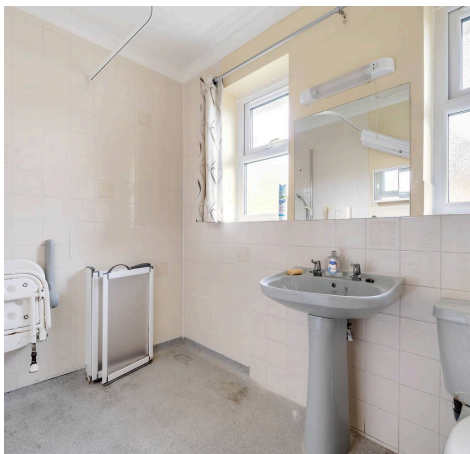
Wrighton, Bristol

Nestled within a sought-after location in the village of Wrighton, this charming 2-bedroom bungalow presents an excellent opportunity for those looking for the ease of single-storey living. Boasting a thoughtful layout, this property offers a comfortable and practical lifestyle.

Upon entering, there is a spacious hallway. Immediately to your right is a living area with feature fireplace providing a comfortable setting for relaxation and entertaining. To the rear of the property the kitchen/breakfast room is the ideal space for preparing and enjoying meals. The kitchen is well-equipped, featuring ample cream-colored wall and base units. It offers space for a freestanding cooker, an under-counter fridge, and a washing machine, with additional room to accommodate a dining table.

The bungalow has two bright and spacious bedrooms. A shower room completes the living accommodation.

Outside, a generous driveway provides off-road parking for multiple vehicles whilst a convenient garage and carport offers additional storage space. The property's gardens are a true highlight, offering beautiful outdoor spaces which wrap around the property. The front garden is lawned and planted with mature shrubs and the rear garden is private, again beautifully planted and with a patio area for enjoying alfresco dining or a morning coffee. There is an outbuilding and greenhouse both perfect for the keen gardener.



Rickyard Road, Wrington, Bristol, BS40

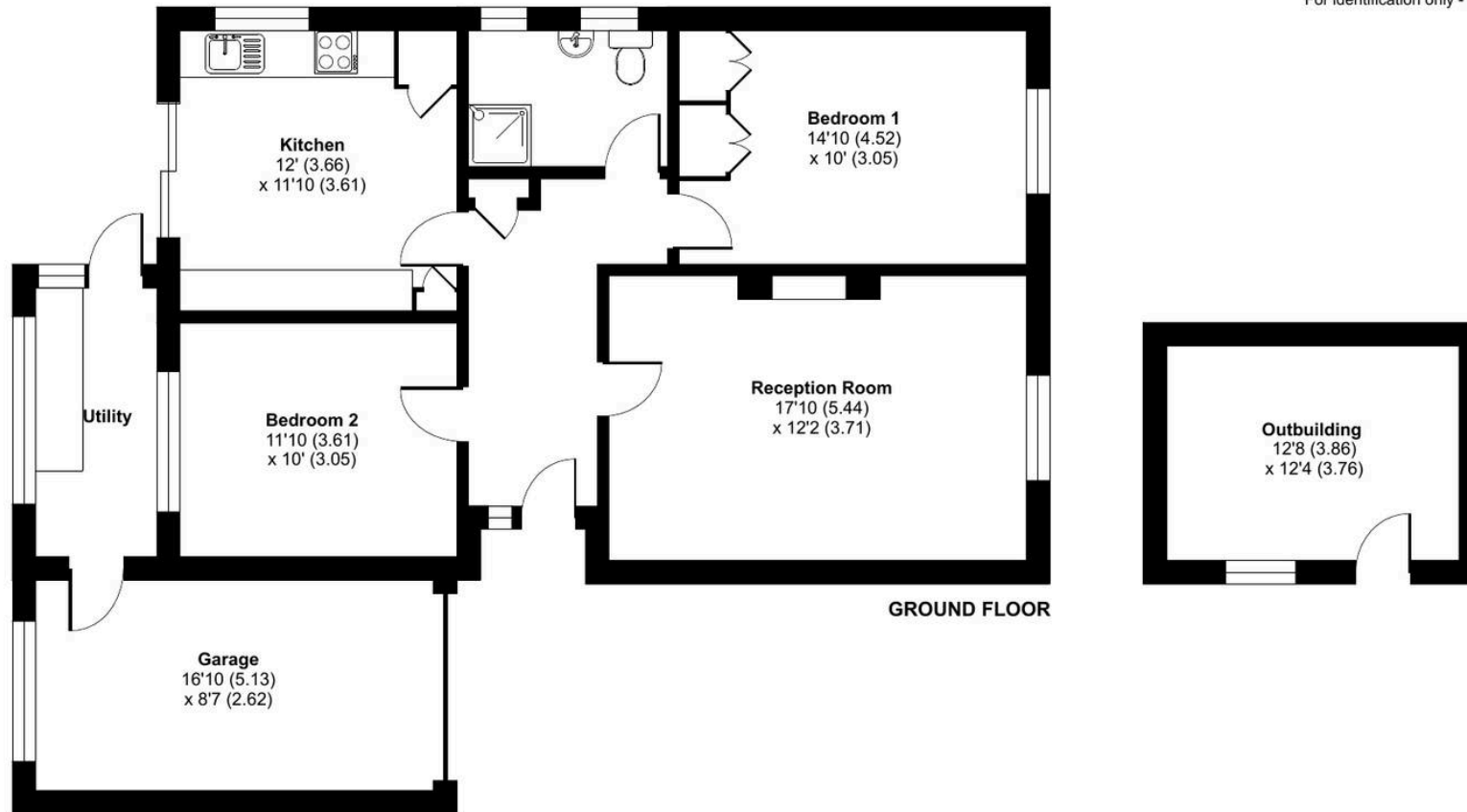
Approximate Area = 802 sq ft / 74.5 sq m

Garage = 153 sq ft / 14.2 sq m

Outbuilding = 114 sq ft / 10.6 sq m

Total = 1069 sq ft / 99.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Robin King LLP. REF: 1219757

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