



2 Westward Close, Wrington, North Somerset, BS40 5LU

- Detached Single Storey Family Home
- Open Plan Kitchen and Family Area
- Entrance Porch and Utility
- Principal Bedroom with Ensuite
- Two Further Bedrooms
- Family Bathroom
- Garden with Patio and Seating Area
- Driveway with Parking
- Very Well Presented Throughout
- Close to all Village Amenities



STYLISH SINGLE-STOREY LIVING

A bespoke, beautifully designed home that epitomises quality. Tucked away in a cul-de-sac position, this exceptional property offers an impressive sense of space and style. The welcoming entrance porch provides practical storage for coats, shoes and wellies, complemented by a useful utility room.

At the heart of the home lies a stunning open-plan kitchen, dining and family room. Finished with a great range of shaker-style units and integrated appliances, the space is enhanced by a central island and comfortable seating area. Bi-fold doors open direct onto the garden, creating the perfect setting for entertaining and al fresco dining. Velux windows flood the room with natural light, while underfloor heating adds comfort and luxury! The adjoining family area offers versatile living space to suit modern family life.

The principal bedroom benefits from a luxurious en-suite shower room, while two further generously sized bedrooms are served by a high-quality family bathroom. Outside, the garden features a sunny patio, a well-maintained lawn and mature borders, providing a delightful outdoor retreat. To the front there is off-road parking. This immaculate home is not to be missed. We look forward to showing you around - contact us today to arrange your viewing.

Wrington is situated with good access to local amenities and surrounded by beautiful countryside, Wrington is the jewel in the crown of the Wrington Vale and one of the most sought after villages in North Somerset. Picturesque with a lengthy and interesting history, it benefits from facilities usually reserved for a larger town, including two pubs (one with an excellent restaurant), church and a chapel, a primary school (awarded 'Outstanding' by Ofsted), post office, public transport, petrol station, pharmacy, dentist, coffee shop, grocery shop, off licence/convenience shop and even two florist/gift shops (one in the village centre and one on the outskirts). Secondary schooling is available at nearby Churchill Academy and Sixth Form Centre also recently awarded 'Outstanding' by Ofsted with transport for local children provided daily), and which also benefits from a modern sports complex open to the general public. Further schools, both state and private, are at Bristol, Backwell, Wraxall and the Chew Valley. The area around is well known for its beauty and offers a variety of community pursuits. Indeed, riding, walking, fishing, sailing and dry skiing are just some of the activities available within a few miles. The village itself is within commuting distance of Bristol and the seaside town of Weston-super-Mare and there is access to the motorway network at Clevedon (junction 20) and St. Georges (junction 21). There is an international airport at Lulsgate and a mainline railway station at Yatton.



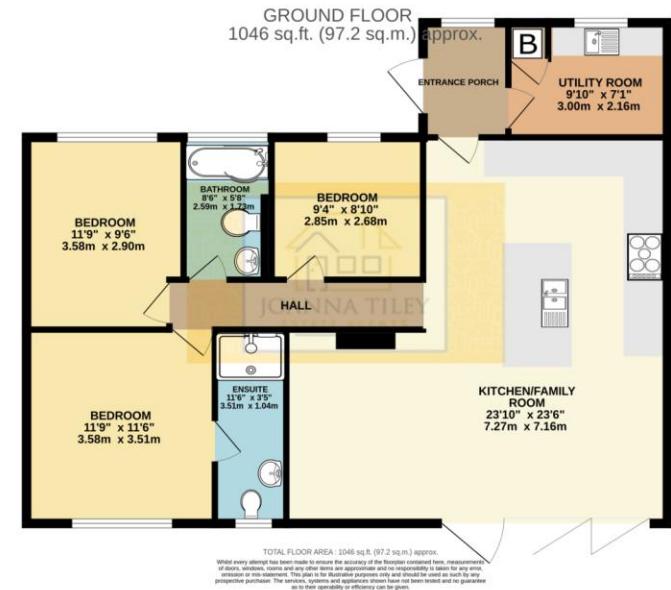


ROOM DIMENSIONS

ENTRANCE PORCH 5'3" x 7'1"
UTILITY ROOM 9'10 x 7'1"
KITCHEN/FAMILY ROOM 23'6" x 23'10
HALL 17'1" x 2'8"
BEDROOM 9'4" x 8'10"
BEDROOM 9'6" x 11'9"
BATHROOM 5'8" x 8'6"
BEDROOM 11'9" x 11'6"
ENSUITE 3'5" x 11'6"



EPC AWAITED



Joanna Tiley Estate Agents
Unit 1c Fairseat, Stoke Hill, Chew Stoke, BS40 8XF
T: 01275 33 33 11 E: info@joannatiley.com W: www.joannatiley.com