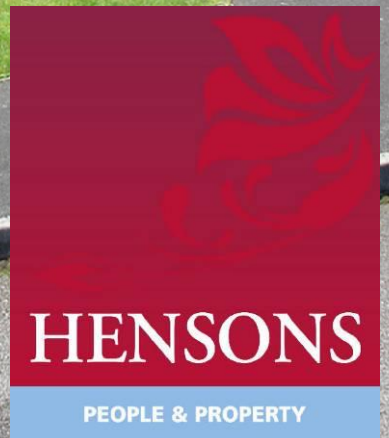




A very well set 4 bedroom,
2 bathroom, 3 reception room family home at
The Elms, Wraxall.



23 Vowles Close, Wraxall, North Somerset BS48 1PP

£620,000 - Freehold

We are delighted to offer this impressive and immaculately presented 4 bedroom, 3 reception room detached family home offering beautifully cared for accommodation with fabulous open plan kitchen dining area found in a particularly attractive, quiet setting with an open outlook to the front and south westerly facing rear gardens within the prestigious Elms development.

The house has been significantly enhanced since new with various intelligent additions and includes a conservatory/4th reception room, a double drive and double garage.

The house Malden style, one of Bryant Homes flagship designs and on the rare occasion that a property of this type has been available then the demand has always been high. The layout is bright and spacious with very well balanced accommodation that is appointed to a high standard. There are a host of attractive features including bay windows in the living room and dining area while, the bathrooms are fully fitted and the kitchen that has been completely remodelled and incorporates a range of built in appliances. Other improvements have included very good quality floor coverings and high efficiency uPVC double glazed windows that replaced the original windows. The house is fully insulated now with cavity and up to date and higher performance loft insulation while a further addition has been the photovoltaic solar panels that are owned outright. The double benefit of the full ownership of the panels is that the householder generates free



The fabulous open plan kitchen dining room



The attractive conservatory leading to the private rear gardens

electricity but also receives the full feed in tariff at the maximum rate for unused electricity. These payments are automatic and index linked. As an example a nearby property that we sold recently with the same system received return payments of around £2,000 per annum at present. We can provide more detailed information on request.

This particular house enjoys a very special position at The Elms because the first (previous) owners were able to reserve their property at a very early stage of the development. This cul de sac directly adjoined the show homes and so the plots are better and the outlook is picturesque. The garden faces southwest and so enjoys sunshine from early morning until the end of the day and the house stands well away from any through routes yet close to parkland and open countryside.

The Elms has, since new been one of the most sought after residential addresses in the district and comprises a wide selection of high quality homes adjoining open farmland on borders of Wraxall and Nailsea. Nailsea town centre is little more than a mile distant and offers a comprehensive range of amenities while, good schools of all grades are also available close by including Nailsea's nationally recognised secondary school.

Please telephone 01275 810030 and we will be pleased to make all necessary arrangements including collection and return from the nearby station if required.

RECEPTION HALL:

Having a uPVC double glazed stained glass double glazed front door with double glazed side screen, a double radiator, a quarter return staircase rising to the first floor with turned newels and balusters, telephone point, a built in under stairs storage cupboard, coved ceiling and classic panelled doors to the Living Room, Study, Kitchen-Breakfast Dining Room and to:-

CLOAKROOM: With a close coupled WC and a wash hand basin in white, ceramic tiled surrounds, a radiator and a frosted double glazed window.

LIVING ROOM:

A beautifully proportioned principal reception room enjoying an attractive double aspect with a full bay window to the front and French doors with matching side screens opening to the Conservatory and rear gardens. A feature Victorian style fireplace has a "living flame" gas fire inset, there are two radiators, satellite and terrestrial TV points, 3 wall light points and coving to the ceiling.

CONSERVATORY:

Designed for year round use and meeting the design brief well, the conservatory adds comfortable additional living space with doors to the gardens and low sill uPVC double glazed windows.

DINING AREA:

Here the full bay window draws the room into the rear garden and takes full advantage of the southerly and westerly aspect over the lovely, private rear garden. There is coving to the ceiling and a radiator while, the open access to the kitchen creates a tremendous feeling of light and space.

KITCHEN:

The kitchen has been entirely redesigned and fitted as recently as 2017. The kitchen is equipped with a very attractive range of contemporary shaker style wall and floor cabinets, extensive hardwood finish laminated work surfaces which extend to a peninsular breakfast bar. A dual fuel (gas hob, electric ovens) range cooker is backed by a stainless steel splash guard with an illuminated chimney hood above. There is an inset 1½ bowl sink unit and mixer tap over, an integrated dishwasher, telephone and television points, a pair of double glazed windows overlook the rear garden, there is a radiator, a door to the Hall and a door to:-

UTILITY ROOM:

Fitted to match the Kitchen with wall and floor, rolled edge laminated work surfaces, an inset single drainer stainless steel sink unit and mixer tap over, plumbing for an automatic washing machine and tumble drier space, a radiator, tiled splash backs, a wall mounted gas fired high efficiency condensing boiler (regularly serviced) supplying domestic hot water and central heating and a half glazed door to outside.

STUDY:

Having a low sill window to the front, a double radiator, coved ceiling, a telephone point and TV point.

On the first floor

SPACIOUS GALLERIED LANDING:

Yet another attractive feature with a double glazed window to the front, a radiator and a built in airing cupboard.



PRINCIPAL BEDROOM:

Superb proportions and complete with telephone and television points, a radiator, a deep built in double wardrobe, a door to the en suite and an outlook to the rear.

EN SUITE BATHROOM:

A classic white suite comprises a panelled bath, a close coupled WC with fitted cabinets concealing the cistern and beneath the wash hand basin with matching wall cupboards, ceramic wall tiling, a shower enclosure with thermostatically controlled shower, electric shaver points, a towel rail radiator and a frosted double glazed window to the rear.

BEDROOM TWO:

With a radiator, telephone and TV points, a built in double wardrobe and an outlook again to the rear.

BEDROOM THREE:

With a built in double wardrobe, a radiator and a double glazed window allowing an outlook to the front.

BEDROOM FOUR: With a radiator and a double glazed window allowing an outlook to the front.

BATHROOM:

Fitted with a range of cabinets with the wash hand basin inset and the WC cistern concealed, the panelled bath has a mixer shower over and the wall tiling complements the white suite, a towel rail radiator, electric shaver points, concealed lighting and a frosted double glazed window to the side.

OUTSIDE:

The garden at the front frames the house with a sweep of lawn that extends to either side. A central path leads to the front door and the double drive at the side leads to the garage.

The excellent **DOUBLE GARAGE** has twin up and over doors with remote activation, overhead storage, light, power and personnel door to the side.

A gate opens from the drive to the rear garden which is laid mainly to well kept lawn with a paved patio area and a further gravelled terrace. shaped borders are arranged around a level lawn that meanders away from the house. The borders are stocked with a superb selection of specimen trees shrubs and bushes that have matured nicely in the last two decades. Combined with the timber panel fencing and the adjacent garage the shrubs offer a good measure of seclusion.

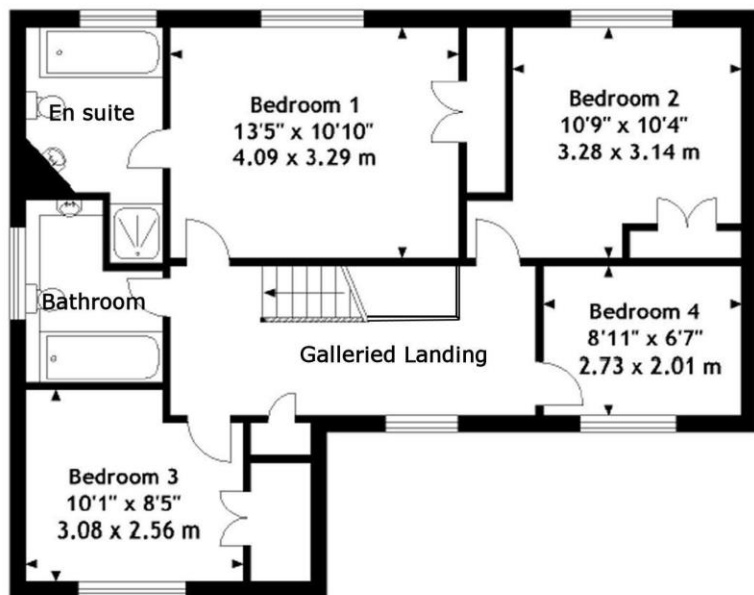
SERVICES:

Mains water, gas, electricity and drainage are connected. Telephone connected subject to BT regulations. Full gas fired central heating through radiators. uPVC Double glazing. uPVC fascia and soffits. Security alarm. High speed broadband is also available. Very effective but discreet Solar panels.

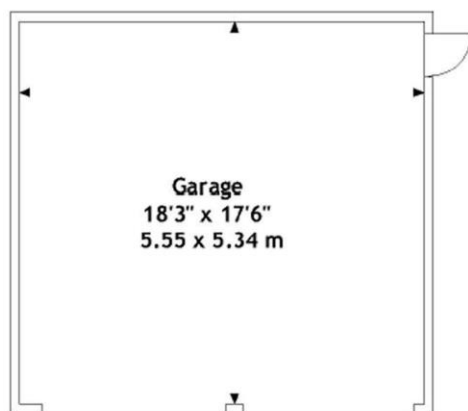
VIEWING:

Viewing by appointment with the Sole Agents, Hensons. Telephone 01275 810030

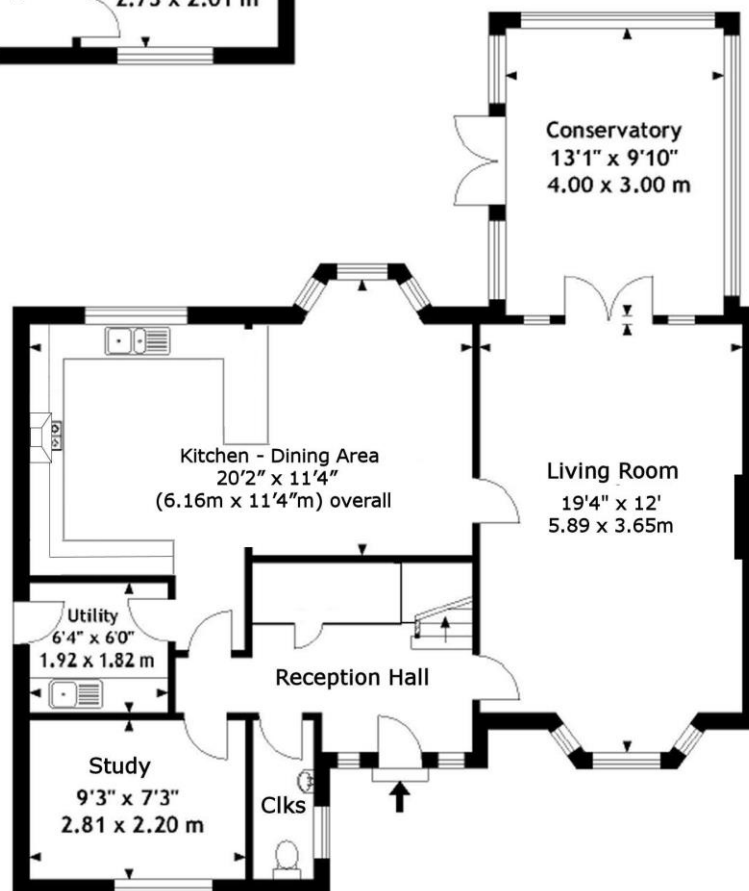




First Floor



Garage



Ground Floor





One of the three double bedrooms (four bedrooms in total). The private rear garden facing southwest. The outlook to the front.



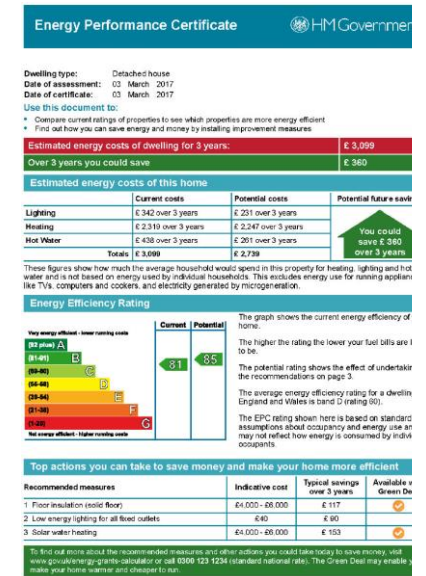
The superb position, at the head of a quiet now established cul de sac close to parkland.

The agent has not tested any apparatus, equipment, fixtures, fittings or services and therefore cannot verify that they are in working order or even connected. A buyer is advised to obtain verification from their solicitor or surveyor. The particulars are provided subject to contract and include floor plans that can only give a general indication of the layout of the property any depicted outbuildings including detached garages may not be precisely aligned as depicted. Aerial photographs are for identification purposes and general guidance only and do not accurately depict boundaries, accuracy is not guaranteed and should not be relied on for any purpose. All measurements are approximate and may be rounded up or down when converted between imperial measurements and metric measurements. All fixtures and fittings are excluded from the sale unless separately included within the 'fixtures and fittings' list that will be provided by the sellers conveyancer/s or solicitors as a sale proceeds. Any reference to planning consent and land areas are only opinion or estimate or, where mentioned based on information provided by the sellers. Where potential for development, improvement or extension is mentioned, no guarantee of a favourable planning consent is given and no detailed exploration of supposed potential has been undertaken unless otherwise expressly stated as having been carried out by Hensons rather than the seller or their architect or town and country planning advisors. For further information with regard to planning consent requirements and possibilities, we recommend that an appointment is arranged to meet with our fully qualified planning consultant (there may be a charge for that service). These draft particulars do not form part of any contract and no warranty is given neither do they form part of any offer made by the agents or the seller. © Hensons.

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Call us on 01275 810030 – days a week for further information



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