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ESTATE AGENTS



8 Old Station Close

Wington



8 Old Station Close, Wrington, Bristol, BS40 5LY

£425,000

- Lovely three-bedroom detached home in a peaceful cul de sac position
- Off street parking and large single garage
- Pretty south facing garden
- Well-presented throughout but in need of moderate updating
- Gas central heating/double glazing
- Close to excellent local amenities and within Churchill School Catchment

This is an attractive three-bedroom brick built modern house set within a peaceful cul de sac that it shares with just a small number of other well-presented homes.

SITUATION

Situated with good access to local amenities and surrounded by beautiful countryside, Wrington (www.wringtonsomerset.org.uk) 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, garage, 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 (www.churchill.n-somerset.sch.uk), 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.

DIRECTIONS

Travelling from the centre of the village on Broad Street in the direction of lower Langford, turn left into Station Road and then right into Old Station Road. Proceed through the cul-de-sac where number 8 can be found on your right-hand side.



DESCRIPTION

Approached via a brick paved driveway that leads to a single garage and off-street parking, there is a pedestrian pathway with a pretty front garden enclosed by wrought iron railings with a landscaped border.

Entering the property through a covered storm porch you continue into a welcoming hallway, off which is a useful ground floor cloakroom and a handy under stairs cupboard. To the rear of the house is a lovely sitting room with sliding patio doors leading out to the south facing garden. An attractive Bradstone fireplace creates a lovely focal point.

To the left-hand side of the hallway is a good-sized dining room that looks out to the front and glimpses views towards Wrigton Hill, it also has a convenient service hatch through the kitchen. The kitchen itself is well fitted with a range of matching wall and base cream-coloured units with an integrated oven and hob, plumbing for white goods and a space for a dishwasher, there is enough space for a small breakfast table and door to the garden. For buyers seeking a larger kitchen/dining room there is excellent potential to combine the kitchen and separate dining room into one large dual aspect room.

On the first floor are the properties three bedrooms, accessed off an attractive gallery landing. Bedrooms one and two face to the rear of the house and are both generous double rooms benefitting from fitted wardrobes, the master bedroom (1) also has the benefit of an en-suite shower room. The third bedroom is a good sized single and is currently utilised as a home office. Completing the first-floor accommodation is a smart family bathroom which is fully tiled and features a three-piece suite.

Outside, the rear garden is delightful and helpfully low maintenance, a rear patio links to a pretty footpath that meanders through the garden, passing attractive planted borders and neat level lawns. The garden enjoys a fabulous south facing aspect and there is rear access to the attached single garage as well as pedestrian gated access to the side.

PROPERTY INFORMATION

Tenure - Freehold

Council tax band – E

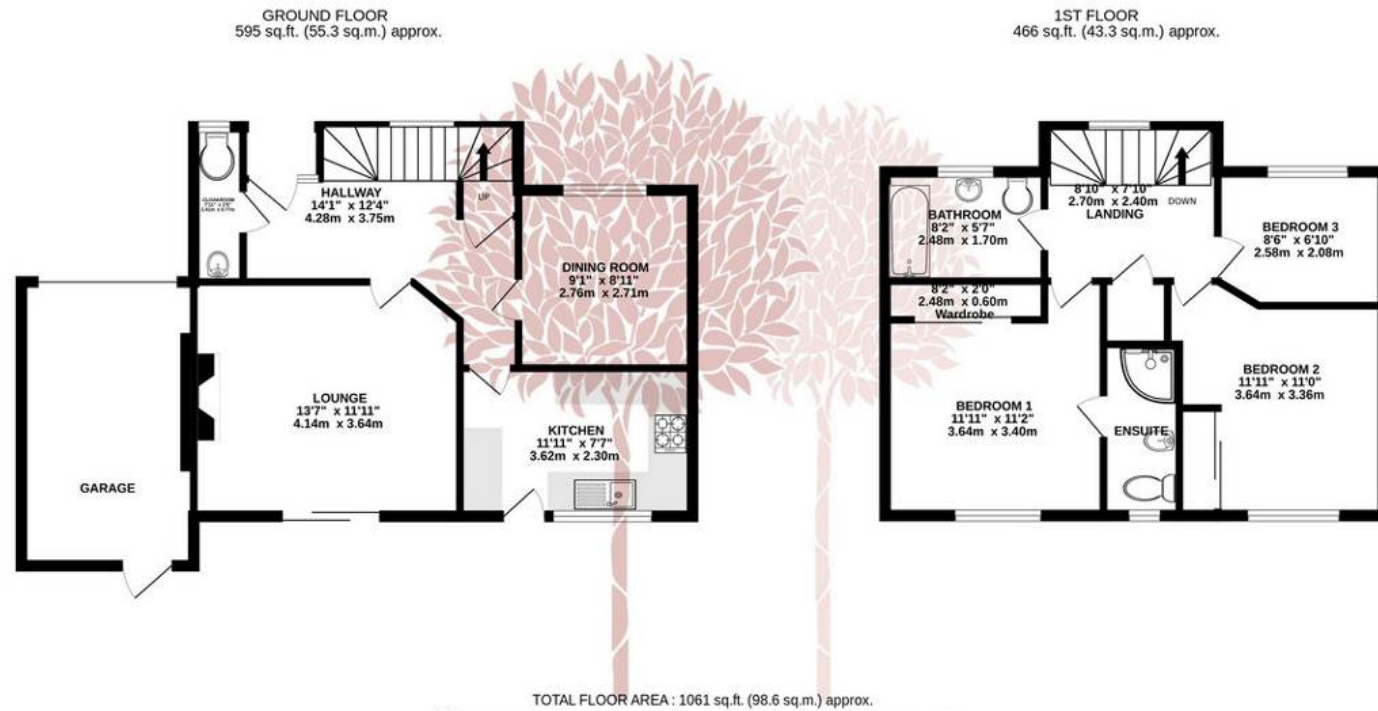
EPC rating - D

We have noticed... An immaculately presented detached home perfect for either family purchasers or indeed those looking to downsize and retire into this well-regarded peaceful neighbourhood.





Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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