

**STUART
OLIVER**
RESIDENTIAL



56 The Glebe, Wrington, Bristol, BS40 5LX
£349,950 Freehold

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- Extended family home
- Main reception room
- Kitchen breakfast room
- Conservatory
- Downstairs wc
- Four bedrooms upstairs
- Bathroom and ensuite
- Gardens to two sides
- Excellent condition throughout
- Garage and off street parking

A fabulous extended four bedroom end of terrace home located in a cul de sac in the heart of Wrington. The property is presented in excellent condition throughout. Situated with good access to local amenities and surrounded by beautiful countryside, Wrington benefits from the local amenities including two pubs, church and a chapel, a primary school, post office, public transport and local shops. Secondary schooling is available at nearby Churchill. The village itself is within commuting distance of Bristol and Weston-super-Mare and there is access to the M5 at Clevedon (junction 20) and St. Georges (junction 21). Bristol International Airport is close by and there is a mainline railway station at Yatton which is a short drive away.

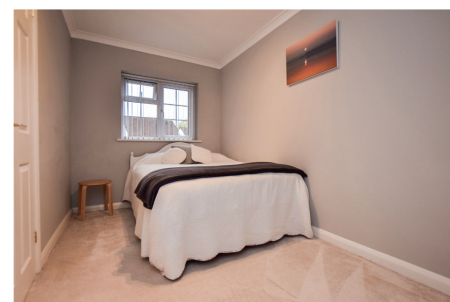
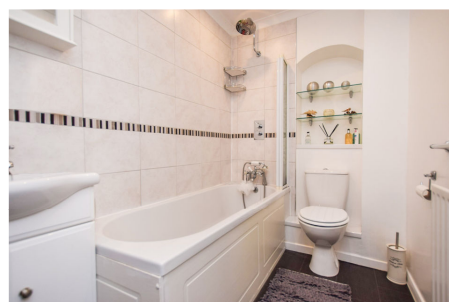




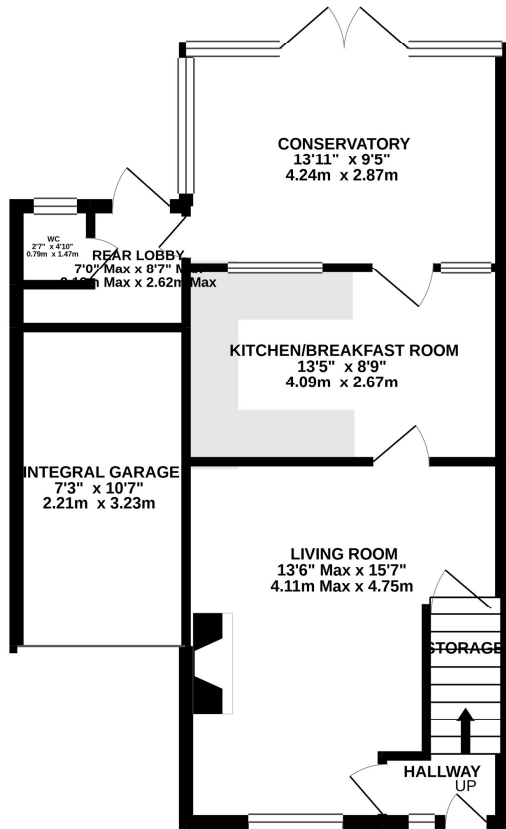
Upon entering this lovely family home, you are greeted by an entrance hall and stairs rising to the first floor. There is a door to the reception room which has pleasant views to the front through a double-glazed window allowing plenty of natural light. The reception room is a good size and has an under stairs storage cupboard. From the reception room there is a door to the modern kitchen/breakfast room with a good range of base and eye level units with corner display shelving, ample work surfaces and a built-in fridge. There is space and plumbing for a dishwasher and washing machine as well as a cooker which has a built-in extractor hood over. There is a one and a half bowl inset sink unit with fitted drainer to side and a mixer tap, the sink also benefits from a separate hot tap providing boiling water on demand. From the kitchen/breakfast room there is a door to a lovely conservatory which has pleasant views over the rear garden and has patio doors. The conservatory gives access to the rear lobby with a further door to the rear garden and space for an upright fridge/freezer. The rear lobby has a door to the downstairs wc. Upstairs there is a spacious landing with doors to the four bedrooms and the family bathroom. The modern family bathroom has a matching white three-piece suite with a monsoon shower over the bath and further hand held shower, recessed display shelving and a vanity cupboard under the sink. The master bedroom is to the front of the property and has two double glazed windows, built in wardrobes and a further storage cupboard. The second double bedroom/ guest room benefits from a modern ensuite shower room.

Outside there is a lovely fenced rear garden with mature shrubs and plants to two sides of the house. The garden has a large patio area for outside entertaining, low maintenance shingled area and a generous side lawned area giving gated side access to the front. To the front of the property there is off street parking and access to the 10'7 x 7'3 garage/storage room.

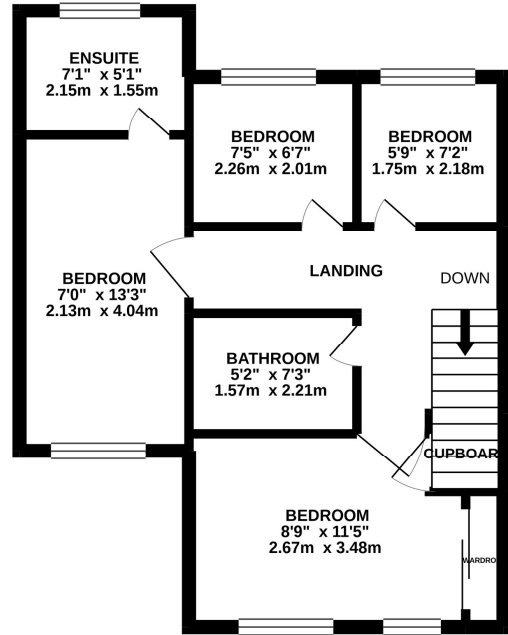
This property has undergone a lot of improvements by the current owners to enhance this perfect family home.



GROUND FLOOR
547 sq.ft. (50.9 sq.m.) approx.



1ST FLOOR
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 978 sq.ft. (90.8 sq.m.) approx.

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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