



7 Kings Road,
Wroughton, BS40 5LW

debbie fortune



7 Kings Road, Wrington, North Somerset, BS40 5LW

Price: £440,000

- Superbly extended Semi Detached family home
- Four bedrooms/two bathrooms
- Exceptional open plan living/kitchen/diner

DESCRIPTION

A beautifully appointed and extended family home situated at the top of a quiet and popular cul de sac on the outskirts of Wrington Village.

Offering superb versatile accommodation this spacious semi-detached home sits in a generous level plot with a larger than average garden that enjoys a south-westerly aspect and fantastic views towards the Mendip Hills.

On entering the property into the reception hallway, to the right hand side is a spacious dual aspect living room perfect for reclining in the evening once the kids have gone to bed with a beautiful stone fireplace. To the opposite side of the hallway is a superb open plan kitchen/living and dining room with French doors leading out to the garden. The kitchen area is fitted with a smart contemporary range of high gloss units with a super breakfast bar separating the kitchen from the family dining area. There is also a useful utility room and handy cloakroom/w.c and an incredibly useful alcove for storing children's play equipment.

On the first floor are the four bedrooms with the exceptional master bedroom featuring a chic modern en-suite and wonderful views over the surrounding countryside towards the Mendip Hills. The further three bedrooms are all of good proportion and share use of modern family bathroom with a white suite.

Outside, the property really comes into its own with its excellent south facing garden and spectacular views. Hugging the house is a stunning brick paved patio that provides a superb outdoor dining and entertaining area, which can also be accessed via French doors from the house. Beyond the patio area is a lush level lawn with a stone pathway leading down to two large garden/outbuildings including a garage/workshop and well-appointed home office. There is also a yard area to the rear of the garden that could provide a vegetable garden for those with green fingers.

DIRECTIONS

Travelling from the centre of the village proceed into Broad Street and then turn left into Station Road. Continue past the church and Kings Road is the third turn off on your right and number 7 can be found at the top on the left.

- Separate dual aspect sitting room with feature fireplace
- Lovely views over the surrounding countryside
- Quiet cul de sac position

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, 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 (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.

EPC rating D

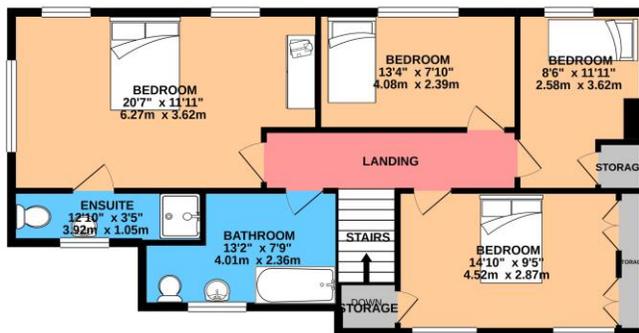
Our vendor says ... It is a lovely, light, bright and warm house with a gorgeous sunny garden on a friendly and vibrant road!

We have noticed ... A true lifestyle home with space for all the family to enjoy both inside and out, in a supremely convenient position with amenities nearby along with miles of footpaths, bridleways and the great outdoors.

Floor Plan
GROUND FLOOR



1ST FLOOR



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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