

**HUNTER
LEAHY**
YOUR PROPERTY EXPERTS

Holcombe, Watercress Close, Wraxall. BS48 1HN

£799,950 Freehold

SOLD STC



PROPERTY DESCRIPTION

Nestled away in this neighbourly Cul de Sac on the highly sought after Elms development at Wraxall, sits this superb 'Arundel' design executive, family home. One of only eight of this particular design, therefore rarely available, and owned from new by the current owners, this striking looking property is sure to create a lot of interest. Situated with good access to public transport links, excellent schools and lovely open countryside, this well balanced and fine looking home briefly comprises; Reception Hall, Cloakroom, Study, Sitting Room, Dining Room, Family Room, Kitchen/Breakfast Room Utility and Boot Room to the first floor, with Principle Bedroom and Guest Room with En Suite Shower Rooms and Bedrooms 3 & 4 sharing a Jack & Jill En Suite Bathroom. Outside, the delightful, traditional frontage is laid to lawn with Tarmac driveway leading to the Double Garage, whilst the West facing Rear Garden is a private haven with an abundance of mature plants and colour.

FEATURES

- Sought After Elms Location At Wraxall
- 1 Of Only 8 Of This Highly Desirable Design On The Development
- Glorious Arundel Design
- Quiet Cul de Sac Location
- Superb Living Space with 4 Reception Rooms
- Principle Bedroom & Guest Room with En Suite Facilities
- Bedrooms 3 & 4 Have Jack & Jill En Suite Facilities
- Private Westerly Facing Rear Garden
- Well Presented Throughout



ROOM DESCRIPTIONS

Reception Hall

A warm and spacious welcome, entered via a composite and glazed door with glazed panels either side. Oak flooring, radiator and stairs rising to first floor accommodation. Doors to Cloakroom, Study, Sitting Room, Family Room and Dining Room.

Cloakroom

Fitted with a white suite comprising pedestal wash hand basin and low level W.C. 'Karndean' tile effect flooring. Radiator and useful under stairs storage cupboard.

Study

10' 1" x 8' 5" (3.07m x 2.57m)
Radiator and UPVC double glazed window to front

Sitting Room

15' 4" x 15' 0" (4.67m x 4.57m)
A glorious square room with UPVC double glazed walk in bay to rear. Feature 'Minster' style Sandstone fireplace with 'Wonder' gas fire inset. Two UPVC double glazed windows flank the fireplace.

Family Room

13' 5" x 11' 5" (4.09m x 3.48m)
This well used room is the hub of a family home with UPVC French doors opening on to the Rear Garden. Radiator and Oak flooring. Opening to Kitchen/Breakfast Room.

Kitchen/Breakfast Room

11' 1" x 11' 3" (3.38m x 3.43m)
Fitted with a range of wall and base with roll edge work surfaces over. Inset one and a half bowl sink and drainer with mixer tap and tile splash backs. Built in eye level electric double oven, 5 ring gas hob and extractor over. Integral dishwasher and fridge/freezer. A feature island providing additional storage and preparation space with twin down lights over. radiator, quality tile effect flooring and UPVC Double glazed window to rear. Door to Utility Room.

Utility Room

8' 2" x 5' 4" (2.49m x 1.63m)
Fitted with a matching range of wall and base units with roll edge work surfaces over. Inset stainless steel sink and drainer with tiled splash backs. Spaces for washing machine and tumble drier. Wall mounted 'Worcester' boiler. Radiator and UPVC double glazed window to side. Door to Boot Room.

Storage Room

5' 4" x 5' 4" (1.63m x 1.63m)
Fitted with a range of base units with roll edge work surfaces over. Shelving to the walls. Door to Double Garage.

Dining Room

13' 9" x 10' 2" (4.19m x 3.10m)
Radiator and UPVC double glazed window to front.

Landing

Galleried landing with feature arch shaped UPVC double glazed window to side.

Principle Bedroom

A pair of built in double wardrobes provide ample storage, Radiator and UPVC double glazed windows to rear. Door to En Suite Shower Room.

En Suite Shower Room

Attractively tiled and fitted with a white suite comprising; shower cubicle with thermostatic shower, vanity unit with inset basin plus concealed cistern low level W.C.

Heated towel rail, shaver point and extractor. Tiel effect vinyl flooring and UPVC double glazed window to side.

Guest Bedroom

11' 3" x 9' 2" (3.43m x 2.79m)
Built in double wardrobe. Radiator and UPVC double glazed window to rear. Door to En Suite Shower Room.

Guest En Suite Shower Room

Fitted with a white suite comprising; tiled shower cubicle with thermostatic shower, plus a range of vanity units with inset basin and concealed cistern, low level W.C. Radiator, shaver point and extractor. Vinyl flooring.

Bedroom 3

10' 1" x 8' 9" (3.07m x 2.67m)
Built in wardrobe. Radiator and UPVC double glazed window to front. Door to Jack & Jill En Suite Bathroom.

Jack & Jill En suite Washroom

8' 4" x 5' 10" (2.54m x 1.78m)
This cleverly set up En Suite initially comprises this first room with built in vanity units and a pair of wash hand basins and shaver point with a door to a separate Bathroom Door to Bedroom 4.

Jack & Jill En Suite Bathroom

7' 0" x 5' 7" (2.13m x 1.70m)
Fitted with a white suite comprising; panelled bath with electric shower and glazed screen over plus a range of vanity units with concealed cistern low level W.C.. Radiator and two UPVC double glazed windows to front.

Bedroom 4

9' 7" x 8' 8" (2.92m x 2.64m)
Built in wardrobe. Radiator. UPVC double glazed window to front. Door to Jack & Jill Bathroom.

Front Garden

A delightful frontage that frames this glorious looking family home. Laid to lawn with two Cherry Trees and a Tarmac driveway leading to Double Garage.

Double Garage

Two up and over doors to the front with UPVC double glazed door to side of property and door to Boot Room. Spacious boarded loft. power connected.

Rear Garden

Fully enclosed by timber panel fencing with gated access to the front. This delightful garden enjoys an good deal of privacy and a Westerly aspect. An attractive patio edged with sleepers leads to a shaped lawn with glorious well stocked, mature beds providing an abundance of colour. Three Japanese Maples, timber shed, outside light and tap.

Tenure & Council Tax Band

Tenure Freehold Council Tax Band G



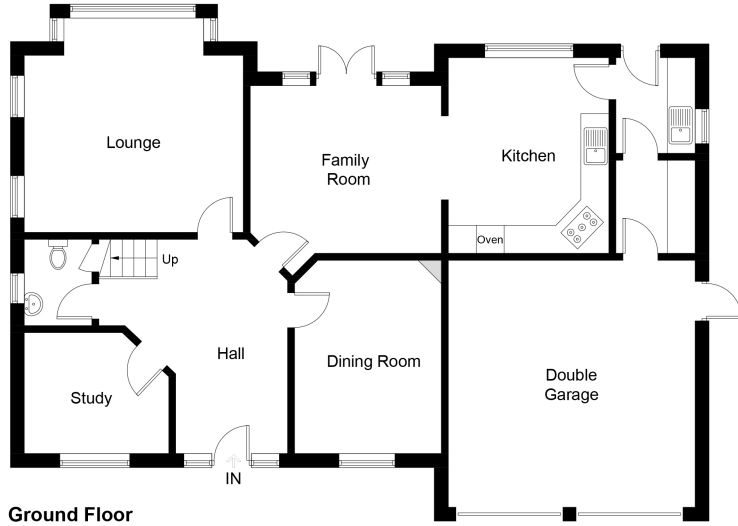




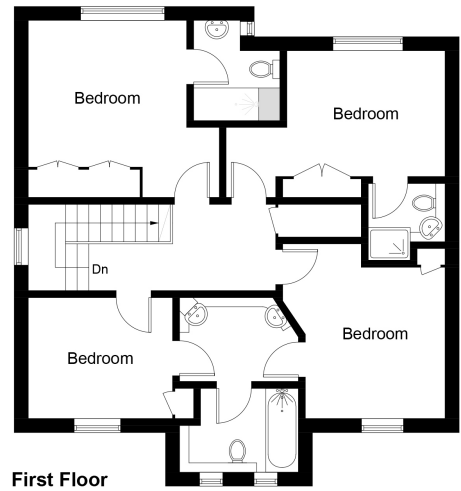
FLOORPLAN & EPC

8 Watercress Close

Approximate Gross Internal Area = 206.2 sq m / 2219 sq ft
(Including Double Garage)



Ground Floor



First Floor

For illustrative purposes only. Not to scale. ID885035
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor Plan Produced by EPC Provision

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	72	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	