



5, Elder Close, Wedmore BS28 4FD

£635,000 Freehold

COOPER
AND
TANNER



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 3  1  2 EPC B

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Description

In the heart of the thriving Wedmore community, a short walk from village amenities, this contemporary, stylish three-bedroom home, with driveway, parking and garage is situated in the corner of Elder Close.

This property is part of the sought-after and thoughtfully designed Cross Farm Green development, built around plenty of green open space which was created just four years ago. Designed in a modern, Scandinavian style incorporating local stone, timber cladding and plenty of glazing to let natural light flood in, this home is highly efficient and is fitted with a heat recovery system, underfloor heating and triple glazed windows and doors.

Uplifted by the sense of space and light in the vaulted entrance hall and principal bedroom, with tall windows and high ceilings throughout, this home has a feeling of space greater than its footprint. The fabulous contemporary kitchen, with its quartz stone worktop, includes a range of integrated Siemens appliances including a fridge/freezer, oven, microwave, dishwasher and

induction hob. A peninsular with additional seating separates the dining area which has French doors opening out onto the garden. A separate utility room provides alternative access to the garden, additional storage and space for white goods, there is also a separate cloakroom. The triple aspect living room, with its wall-to-wall sliding doors out to the garden has a light and airy feel.

Stairs lead up past full length windows stretching up to the vaulted ceiling, creating a fresh and spacious interior with its clean neutral colour palette. The principal bedroom also features a floor to ceiling picture window and a sleek ensuite shower room. There are two additional double rooms, one with a built-in wardrobe, which share a family bathroom with a modern suite and contemporary tiles.

Outside, this lovely quiet plot is bordered by lawn and shrubs and a part block paved and part tarmac driveway provides parking for vehicles and access to the single garage. The garden is private, completely enclosed and laid to lawn with a sun terrace which wraps around the back of the garage.









Location

Wedmore is a thriving village set on a high ridge above the Somerset Levels with a rich history and architectural heritage. Established in Saxon times, the modern-day Wedmore is an exciting social and commercial rural centre with a wide range of retail and leisure facilities including a selection of boutique shops. Day to day amenities include a newsagents/general store, chemist, a butcher shop, delicatessen, post office, fishmongers, grocers, a range of eateries, and 3 public houses.

A lively and friendly community, Wedmore hosts over 70 organisations with a diversity of cultural and sporting activities including opera, theatre, parkland golf course, floodlit all weather tennis courts, indoor and outdoor bowling greens and both cricket and football pitches.

For schooling, Wedmore is a popular choice for families relocating for private or state education. Millfield, Sidcot and Wells Cathedral Schools are all served by private buses from the village. Wedmore lies within the catchment for the Wessex Learning Trust, the three-tier State system which includes Wedmore First School, Hugh Sexey Middle School and Kings of Wessex Academy and Sixth Form

There is a community run bus service to the larger nearby towns. Wedmore is approximately a 30-minute drive to Bristol International Airport, and the Cathedral Cities of Wells, Bristol and Bath are within commutable distance.



Local Information Wedmore

Local Council: Somerset

Council Tax Band: E

Heating: Gas central heating

Services: Mains services

Tenure: Freehold



Motorway Links

- M5



Train Links

- Highbridge
- Weston-super-Mare



Nearest Schools

- Wedmore First School
- Hugh Sexey Middle School
- Kings of Wessex Academy

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Providence House, The Borough, Wedmore, Somerset BS28 4EG

WEDMORE OFFICE

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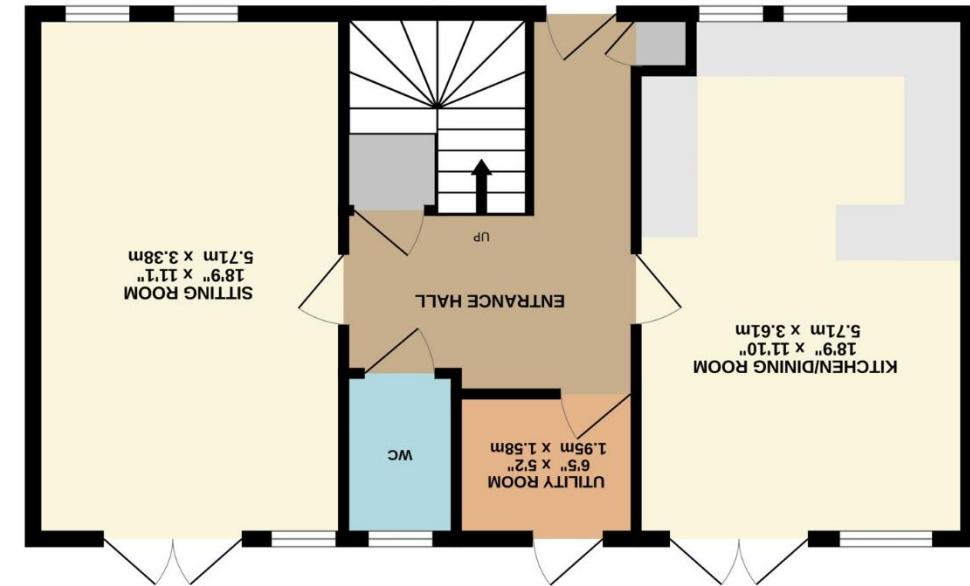
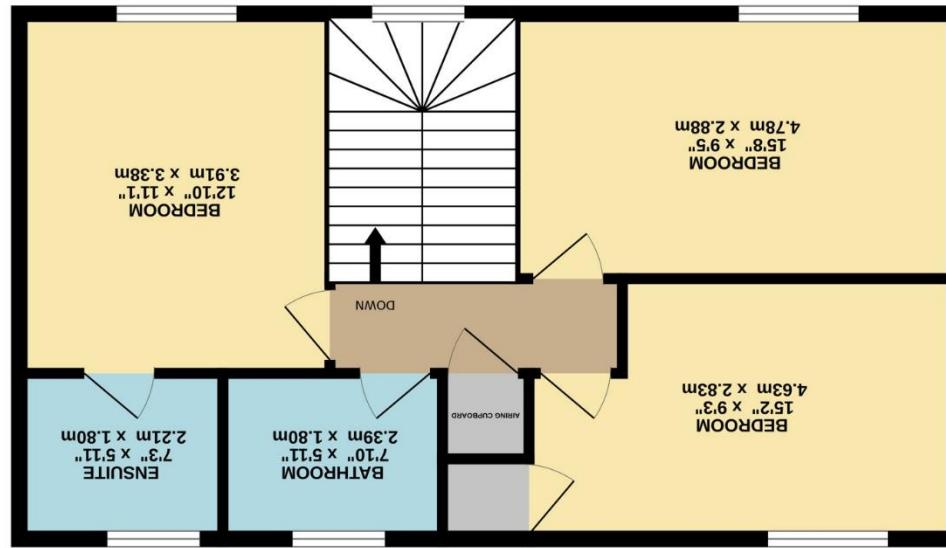
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TOTAL FLOOR AREA: 1249 sq.ft. (116.1 sq.m.) approx.

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 is given as to their operability or efficiency.

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as to their operability or efficiency can be given.



1ST FLOOR

GROUND FLOOR