

Coxs Green, Wrington, Bristol, Somerset. BS40 5QX

£650,000 Freehold

FOR SALE



[www.housefox.co.uk](http://www.housefox.co.uk)



01934 314242  
01275 404601  
01278 557700  
[sales@housefox.co.uk](mailto:sales@housefox.co.uk)

## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Welcome to this beautiful four-bedroom detached house situated in the highly sought-after area of Wroughton on Coxs Green. This fantastic home, equipped with owned solar panels, boasts ample parking and a double garage, offering convenience and sustainability. Upon entering, you are greeted by a spacious entrance hall that sets the tone for the rest of the house. The large lounge/diner provides a welcoming space for relaxation and entertainment. The modern kitchen/diner is perfect for culinary enthusiasts, offering plenty of room for cooking and family meals. Additionally, there is a versatile reception room on the ground floor that can serve as a dining area, office, or even a fifth bedroom, catering to your family's changing needs. Upstairs, the property features four well-proportioned bedrooms. The main bedroom includes an en suite bathroom, providing a private sanctuary for the homeowners. The other three bedrooms share a stylish family bathroom, ensuring comfort for all family members. The fully enclosed rear garden is laid to lawn and patio, offering a safe and serene environment for children to play and for adults to unwind. The garden also provides convenient access to the double garage, enhancing the practicality of the home.

## FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Beautiful Detached House
- Four Bedrooms
- Main with En Suite
- Driveway with Ample Parking
- Potential for 5th Bedroom Downstairs
- Council Tax Band - E
- Double Garage
- Sought After Location
- Kitchen/Diner
- Solar Panels
- EPC - TBC



## ROOM DESCRIPTIONS

### Entrance

Block paved driveway leading up to double glazed door opening through to;

### Entrance Hall

Great sized entrance hall with access to cloakroom, living room/diner, kitchen/diner and additional reception room, storage cupboard and radiator.

### Living Room/Diner

12' 11" x 24' 1" (3.94m x 7.34m) Great sized living room/diner which has UPVC double glazed french doors to rear aspect, UPVC double glazed windows to front aspect, log burner and two radiators.

### Kitchen/Diner

20' 5" x 10' 10" (6.22m x 3.30m) UPVC double glazed french doors opening to rear garden, UPVC double glazed windows to rear aspect, range of wall and base units inset sink and drainer with mixer taps over, integrated dish washer, space for range style cooker with extractor over, space for American style fridge freezer, radiator.

### Additional Reception Room

11' 1" x 13' 0" (3.38m x 3.96m) UPVC double glazed window to front aspect, radiator.

### Downstairs Cloakroom

UPVC double glazed obscure window to front aspect, low level WC, pedestal wash hand basin, radiator.

### Stairs Rising to First Floor Landing

### Bedroom One

11' 5" x 12' 4" (3.48m x 3.76m) UPVC double glazed windows to front aspect, built in storage drawers and built in wardrobes, radiator and door through to;

### En Suite

10' 11" x 5' 6" (3.33m x 1.68m) UPVC double glazed obscure window to rear aspect, bath with mixer taps, low level WC, pedestal wash hand basin, enclosed shower cubicle with hand held shower attachment, radiator.

### Bedroom Two

13' 1" x 8' 7" (3.99m x 2.62m) UPVC double glazed windows to rear aspect, radiator.

### Bedroom Three

10' 11" x 9' 6" (3.33m x 2.90m) UPVC double glazed windows to front aspect, radiator.

### Bedroom Four

7' 0" x 8' 3" (2.13m x 2.51m) UPVC double glazed window to front aspect, radiator.

### Bathroom

8' 11" x 7' 11" (2.72m x 2.41m) UPVC double glazed obscure window to rear aspect, bath with mixer taps, low level WC, pedestal wash hand basin, enclosed shower cubicle with hand held shower attachment, radiator.

### Rear Garden

Fully enclosed rear garden mainly laid to lawn with patio area, access to front and access to garage.

### Front

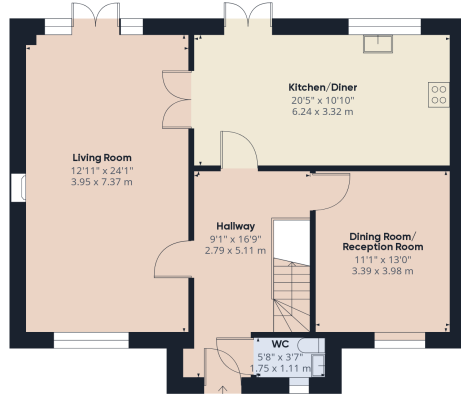
Ample parking to front

### Double Garage

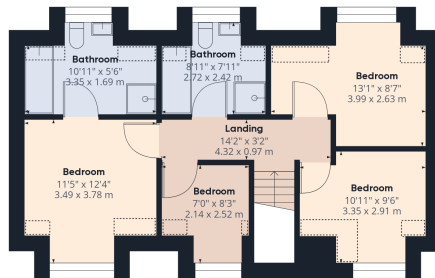
Up and over door, power and lighting.



# FLOORPLAN & EPC



Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
1425.72 ft<sup>2</sup>  
132.45 m<sup>2</sup>

**Reduced headroom**  
46.45 ft<sup>2</sup>  
4.32 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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