



**4 Lawderes Orchard Wroughton
BS40 5PD**

Robin King | Estate Agents

4 Lawders Orchard, Wroughton, BS40 5PD

A well-presented 2 double bedroom detached house with parking, enclosed rear garden in a popular residential retirement development in a highly regarded village with excellent amenities.

- Approx. 1127 sq. ft.
- Rarely available retirement property in the heart of Wroughton village
- Downstairs cloakroom with walk in shower
- Westerly facing back garden
- Yatton station within 4 miles
- Large landing/study area with feature window

4 Lawders Orchard is a well-appointed detached house in the lovely popular village of Wroughton, one of only 11 houses.

The property has its own parking space and there is parking for visitors near the entrance. The house itself is well presented with real wood flooring, lovely oak doors and double glazing. The entrance hall is bright and spacious with doors to the lounge/kitchen dining room a large storage cupboard and downstairs shower room. The lounge has views to the front of the development and the kitchen views are of the garden. The shaker style kitchen has NEFF appliances including an oven, dishwasher, microwave and fridge freezer along with plenty of cupboards and pan drawers. The lounge area has built in units along with some very useful shelving. The dining room is a lovely room with french doors into the garden. There is also a useful downstairs shower room with walk in shower and heated towel rail.

Upstairs there is a spacious landing area, big enough to have a comfy chair where you could read a book and still have space for a desk. A useful storage cupboard is also found here. There are 2 bedrooms the principal bedroom which spans the width of the house is double aspect making it very light, the room features built in wardrobes and there is still plenty of space for other bedroom furniture this room also has an en suite that has an assisted bath, basin, toilet and heated towel rail the room has a tiled floor and is partially tiled on the walls. The second bedroom is also a double with views of the back garden, this room also has access to the loft.





Outside – To the side of the property is a block paved parking area. The garden is westerly facing has several seating options including two patio areas, an outside tap and lighting. The garden also includes a lawned area with mature shrubs, borders and a useful storage shed.

Location - Wrington is well known for its excellent facilities and amenities. The village is situated approximately 11 miles south west of Bristol, with easy access to the M5 at Clevedon and St Georges (J20 and J21). Bristol International Airport is within 4 miles and access to a mainline railway station at Yatton is also within 4 miles



Important Notice:

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property

DIRECTIONS – From our office take the A370 Bristol Road, having passed the hand car wash on your right turn into Wrington Road, continue for approx. 2.3 miles during which Wrington Road becomes West Hay Road and High Street. As you enter Wrington Village turn left onto Silver Street and follow the road round, on the left hand side you will see a sign for Rickyard Road Lawders Orchard will be found on the right hand side of the road just after. Number 4 is found straight ahead of you as you enter the development.

SERVICES – All main services are connected

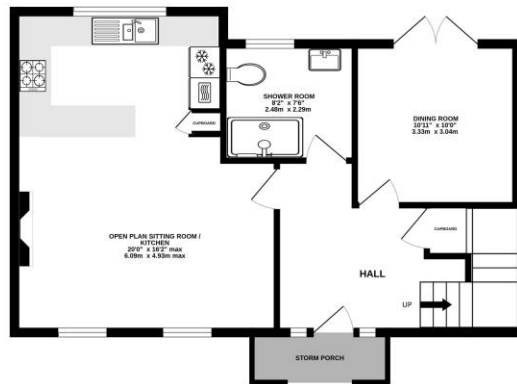
EPC RATING - C

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – **COUNCIL TAX BAND F** £2998.42 (2023/24) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

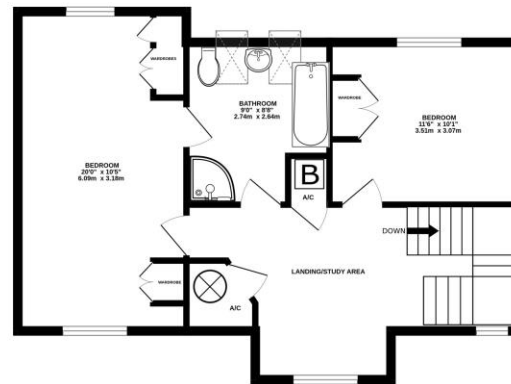
MANAGEMENT CHARGES - TBC



GROUND FLOOR
602 sq.ft. (55.9 sq.m.) approx.



1ST FLOOR
625 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA : 1227 sq.ft. (114.0 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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