



Offset Silver Street

Wrighton, Bristol

A 2 bedroom detached home set on a very spacious plot in the heart of the popular village of Wrighton, with large storage outbuilding, ample driveway parking and convenient access to Bristol and beyond

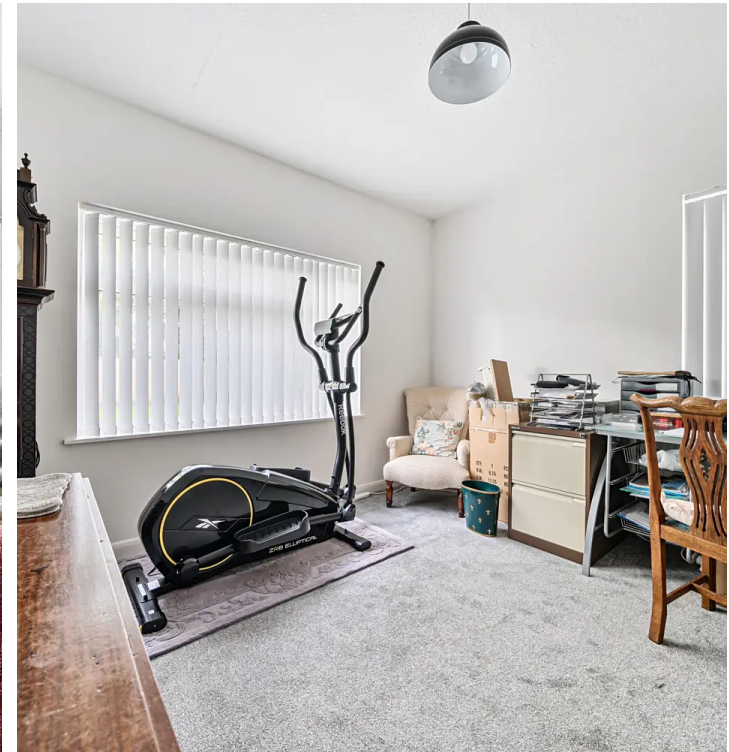
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Approx 1,225 sq ft Of Flexible Accommodation
- 2/3 Double Bedrooms
- Central Village Location
- Recently Renovated With Modern Kitchen And Bathrooms
- Set Centrally Within Large Gardens
- Ample Driveway Parking
- Popular Village With Excellent Amenities and Schools
- Easy Access To M5/Mainline Railway Services At Yatton/Bristol Airport And Central Bristol





Offset Silver Street

Wroughton, Bristol

Offset is a detached property set within a large plot in the heart of the popular village of North Somerset village of Wroughton. It offers 2/3 bedrooms, plenty of driveway parking and a lovely private, sheltered and low-maintenance garden.

A spacious glazed entrance porch with room for coats and shoes opens to the welcoming hallway. Immediately to the left is a fully tiled bathroom with bath and w.c. and to the right a reception room with a pleasant dual aspect overlooking the gardens - currently arranged as an office it could also be used as bedroom 3. Behind, the main sitting room with a traditional fireplace with electric fire. Again, this has lovely large windows overlooking the garden which make it a very light, bright and welcoming space.

A well equipped kitchen with a good range of floor and wall units, a breakfast bar space, an integrated electric hob and double oven and has space for a dishwasher and fridge/freezer. It also usefully has a large storage cupboard together with a pantry cupboard. A door to the left opens to a good-sized utility room which has space for a washing machine, tumble dryer, fridge freezer, another large storage cupboard and access to the garden.

Rising to the first floor you will find two large double bedrooms. Both have under eaves storage and lovely views of the gardens. The upstairs accommodation is completed with a shower room.

Offset Silver Street

Wrighton, Bristol

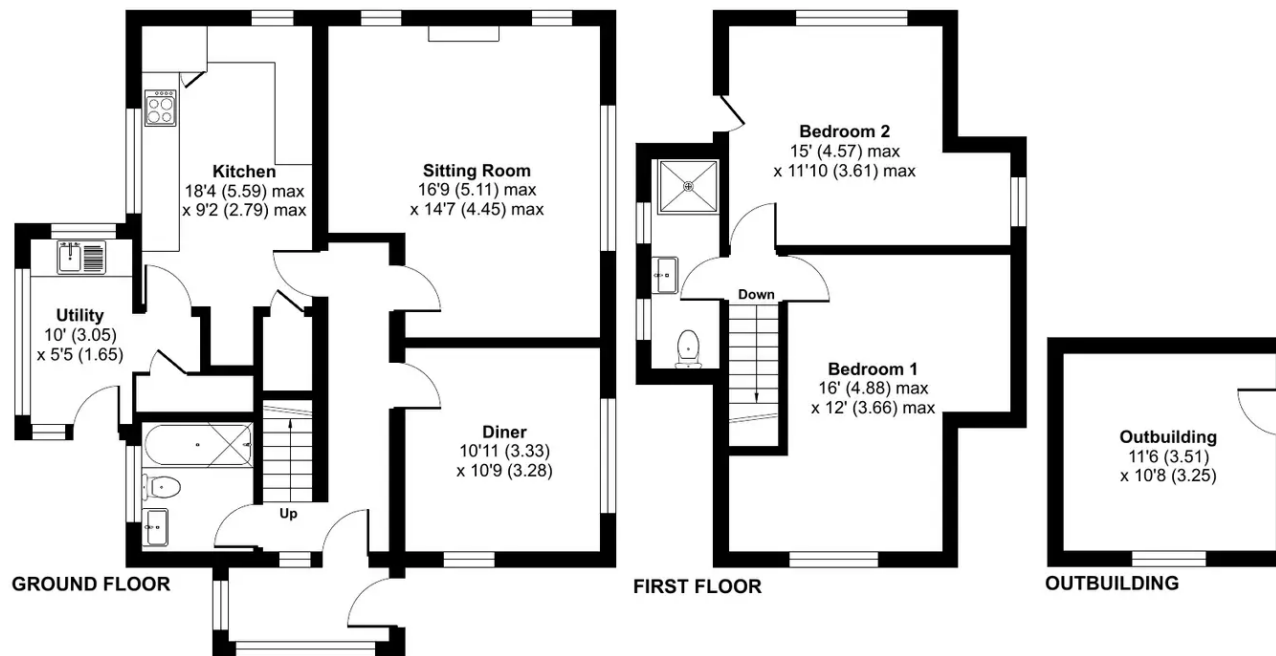
Outside – Offset is positioned centrally in its garden which is fully enclosed with neat fences and walling, and the main part laid with lawn. To the rear of the house lies a lovely, terraced area which is the perfect for outdoor dining or a summer BBQ. A gravelled driveway provides ample off-street parking and at the end there is a large storage outbuilding.

Location – Wrighton is well known for its excellent facilities and amenities including a primary and playschool with secondary schooling available at nearby Churchill, which also has a modern sports complex. There are good private schools in Bristol, Sidcot, Chew Magna and Wraxall. 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. The surrounding countryside is designated an Area of Outstanding Natural Beauty and provides many opportunities for outdoor pursuits including sailing, riding and walking.



Silver Street, Wrighton, Bristol, BS40

Approximate Area = 1225 sq ft / 113.8 sq m
Outbuilding = 123 sq ft / 11.4 sq m
Total = 1348 sq ft / 125.2 sq m
For identification only - Not to scale



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.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Robin King LLP. REF: 1154674

Robin King

Robin King Estate Agents, 1-2 The Cross Broad Street - BS49 5DG

01934 876226 • post@robin-king.com • www.robin-king.com/