

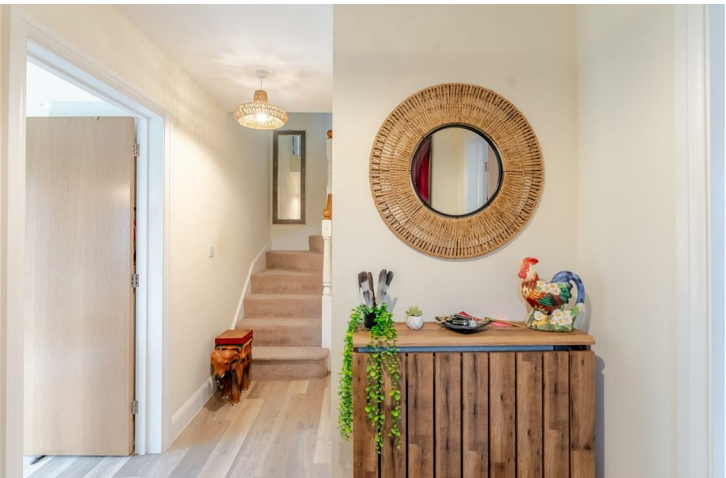
59 Whiting Way Wroughton BS40 5AS

£399,995

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Detached house



HOW BIG
901.70 sq ft



BEDROOMS
3



RECEPTION ROOMS
2



BATHROOMS
2



WARMTH
uPVC double glazing and gas
fired central heating



PARKING
Off street and garage



OUTSIDE SPACE
Front and rear



EPC RATING
A



COUNCIL TAX BAND
D

Immaculately presented and brimming with charm, this double-fronted family home is nestled within the picturesque and highly sought-after village of Wrington. Designed with modern living in mind, it boasts a bright, airy, and wonderfully sociable layout, perfect for entertaining and family living. 59 Whiting Way is a stunning three-bedroom detached residence, crafted to the elegant 'Faringdon' design and beautifully positioned on the fringe of the prestigious Cox's Green development, built by Redcliffe Homes in 2021. This contemporary home enjoys the remainder of a 10-year structural warranty for complete peace of mind and further benefits from solar panels, offering energy efficiency and sustainability for the future. The thoughtfully designed accommodation flows seamlessly across two floors, beginning with a welcoming central entrance hall that sets the tone for the home's stylish interior. To one side, a delightful sitting room awaits, graced with a charming bay window framing views of the surrounding countryside and bathed in natural light thanks to its dual aspect. Opposite lies the true heart of the home, a well-appointed kitchen-diner stretching from front to back, and opening onto the garden via French-style doors, creating an effortless connection between indoor and out. To the first floor, you will find three well-proportioned bedrooms along with the family bathroom. The principal bedroom offers the convenience of en-suite facilities and built-in wardrobes.

The garden offers a smart, low-maintenance outdoor space, ideal for modern living. A level area of quality artificial lawn provides a neat and practical setting, bordered by well-tended planting beds that add a splash of colour and interest. A paved pathway runs along the perimeter, creating a clean finish and easy access to a secure gate that leads to the driveway and garage. The garden is fully enclosed by fencing and a stone wall, ensuring privacy and security, while a charming patio area offers the perfect spot for a bistro table and chairs, ideal for enjoying a morning coffee or evening drink. This attractive garden is designed for ease and enjoyment, making it a wonderful extension of the home. To the front of the property, you have planted beds to either side of a pathway that leads to the main entrance, with a further area laid to lawn. These beds contain an array of planted shrubs that soften the approach beautifully.

Cox's Green is located on the edge of the rural village of Wrington, just a short walk from the village centre offering a brilliant selection of amenities include cosy public houses, post office, cafe and popular village school. Although Wrington is surrounded by countryside, there are some excellent transport links being a short drive from Junction 21 of the M5 and the A370 going into Bristol and Weston Super Mare. You also have great links by rail and air with Yatton's mainline railway station and Bristol international airport only a short distance away.







Energy efficient 'A' rated home in the rural village of Wrington



HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

proof of identification – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost. Proof of funding – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.

Proof of chain – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral Fee £270, Foxfield - Conveyancing Referral Fee £270, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heroes South West – Mortgage Advisors Referral Fee 25% of the net commission received. All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge.



Up your street...

Glorious countryside walks of nearby Mendip Hills, an area of outstanding natural beauty

Level Access to Wrington village centre

Wrington Church of England primary school

Cosy local Public Houses

All Saints Church

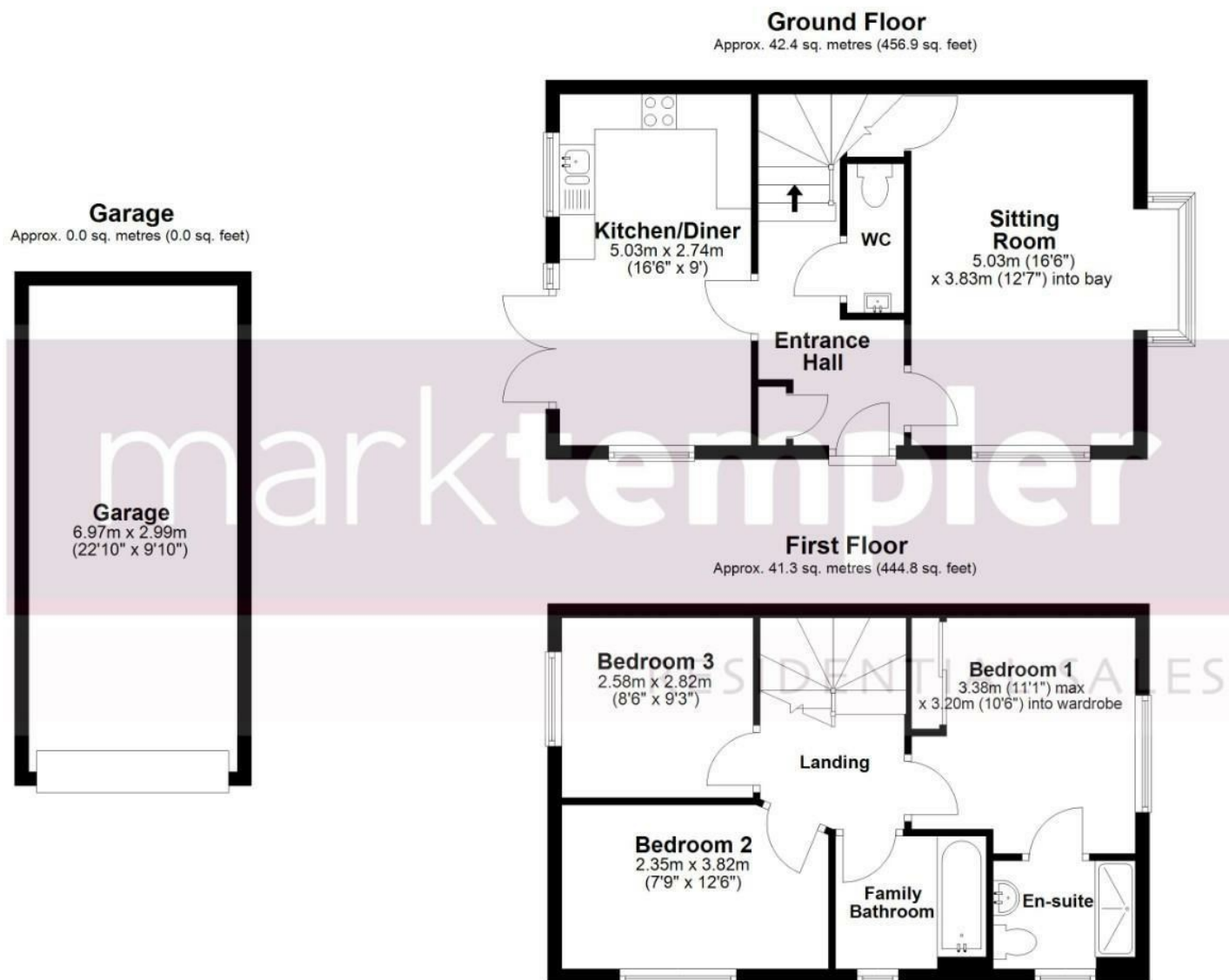
Mainline railway station in nearby village of Yatton

Easy access to Bristol city centre and M5 motorway network



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Total area: approx. 83.8 sq. metres (901.7 sq. feet)

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.

Plan produced using PlanUp.