



9 Cesson Close, Chipping Sodbury, Bristol

- Detached Family Home
 - Lounge/Diner
 - Utility with Cloakroom
 - 4 Bedrooms
- Garage & Parking For 2/3 Cars
- Sought After Location
- Kitchen/Breakfast Room
- Modern White Bathroom & En-Suite
 - Study
- South Facing Garden

£500,000

HUNTERS®

HERE TO GET *you* THERE

Nestled in the charming area of Cesson Close, Chipping Sodbury, Bristol, this delightful extended detached house offers a perfect blend of space and modern living. With a generous 1,313 square feet of well-designed accommodation, this property is ideal for families seeking comfort and convenience.

Upon entering, you are welcomed by an entrance porch that leads into a remarkable 27-foot lounge/diner with wood burner, perfect for both entertaining guests and enjoying family time. The modern kitchen/breakfast room is a highlight, featuring a utility area that incorporates a cloakroom and a study, providing versatility for your daily needs.

The first floor boasts four well-proportioned bedrooms, including a master suite with an ensuite shower room, ensuring privacy and comfort. A stylish modern white bathroom serves the remaining bedrooms, catering to the needs of the household.

This home is equipped with gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year. The south-facing rear garden is a delightful outdoor space, perfect for enjoying sunny days and hosting gatherings. Additionally, the property includes a garage and off-street parking for two to three vehicles, adding to the convenience of this lovely home.

Cesson Close is a sought-after location, and viewing this property is strongly advised to fully appreciate its charm and potential. Whether you are looking for a family home or a place to settle down, this house offers everything you need for a comfortable lifestyle.



Porch

Double glazed door and window, wood effect flooring, radiator, multipaned door into

Lounge/Diner

27'11" max x 11'3" - 9'8"

Double glazed window to the front and double glazed door and window to the rear, three radiators, wood burner, TV point, wood effect flooring, stairs to 1st floor, opening into

Inner Hallway

Under stair storage cupboard, doors into study/bedroom Five to utility, opening into

Kitchen Breakfast Room

Breakfast Area

14'7" x 8'4"

Double glazed French doors to the rear, radiator, TV point, opening into

Kitchen

9'8" x 9'1"

Double glazed window to the rear, double glazed Velux window, range of modern wall, drawer and base units with work surface over, double bowl sink unit with drainer and mixer tap over, built in double electric oven, electric hob with splash back and cooker hood over, integrated fridge/freezer.

Utility Area & Cloakroom

7'10" x 4'10"

White WC, pedestal wash hand basin, wall mounted gas boiler, plumbing for washing machine and space for tumble dryer with work surface over, radiator.

Study/Bedroom Five

12'9" x 7'3" max

Double glazed window to the front, radiator, courtesy door into garage.

First Floor Landing

Double glazed Velux window, doors into

Bedroom One

15'2" x 8'5"

Double glazed window to the front, radiator, door into

En-Suite

8'5" x 6'7"

Double glazed Velux window to the rear, white suite comprising double tiled shower cubicle, concealed cistern WC, vanity wash hand basin, part tiled walls, extractor fan, heated towel rail, storage cupboard with shelving and light.

Bedroom Two

16' x 9'4"

Double glazed window to the front, radiator, fitted wardrobes.

Bedroom Three

12'5" x 8'8" (reduced headroom)

Double glazed window to the rear, radiator.

Bedroom Four

9'9" x 7'5"

Double glazed window to the rear, radiator.

Bathroom

9'3" x 6'6"

Double glazed Velux window to the front, white suite comprising stand alone bath with mixer tap over, pedestal wash hand basin, WC, tiled shower cubicle, part tiled walls, heated towel rail, extractor fan.

Outside

The front is laid to block paved providing off street parking for 2/3 vehicles with mature plants and shrub borders.

The enclosed south facing rear garden is laid to patio with steps leading to lawn further patio area, summer house and shrub and plant borders.

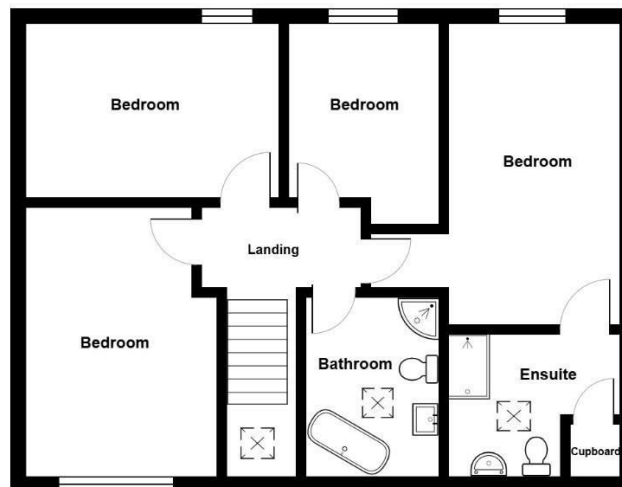
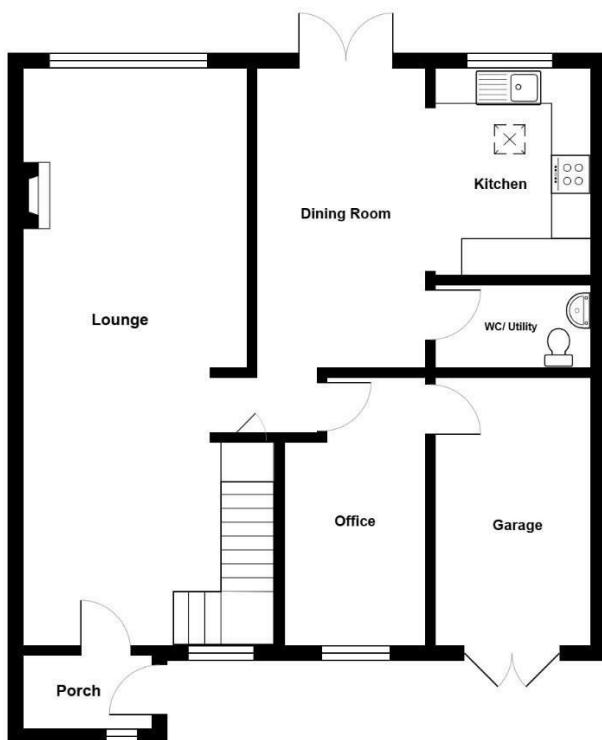
Garage

13'2" x 8'1"

Double wooden doors opening, light and power.

Agents Note

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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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Viewing

Please contact our Hunters Yate Office on 01454 313575 if you wish to arrange a viewing appointment for this property or require further information.



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