



8 Grassington Drive, Chipping Sodbury, Bristol

- Detached Family House
- L shaped Lounge/Diner
 - Cloakroom
- Gardens to Front & Rear

- 4 Bedrooms
- Fitted Kitchen
- Double Garage & Parking
- No Upward Chain!!!

£435,000

HUNTERS®
HERE TO GET *you* THERE

Double glazed door and matching double glazed side panel into

Entrance Hallway

Stairs to 1st floor, under stair storage cupboard, radiator, door into

Cloakroom

4'8" x 4'6"

Double glazed window to the side, white suite comprising low level WC, vanity wash hand basin, part tiled walls.

L- Shaped Lounge/Diner

19'10" - 9'6" x 18'8" - 10'1"

Double glazed window to the front and rear, double glazed patio doors to the garden room, TV point, stone feature fireplace, two radiators.

Garden Room

11'8" x 9'8"

Two double glazed windows to both sides, double glazed patio door to the rear, radiator.

Kitchen

13'11" x 10'

Double glazed window to the rear, double glazed door to the side, range of modern wall, drawer and base units with work surface over, 1.5 sink unit with mixer tap, built in double oven electric hob with extractor fan over, integrated appliances include washing machine and dishwasher, tumble dryer, fridge & freezer, part tiled walls.

First Floor Landing

Access to part boarded loft space with light, box storage cupboard, airing cupboard housing Vaillant gas boiler, double glazed window to the front, doors into

Bedroom One

12'3" x 11'4"

Double glazed window to the rear, radiator.

Bedroom Two

12'2" x 7'2"

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

Bedroom Three

10'2" x 9'10"

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

Bedroom Four

8'11" x 8'1"

Double glazed window to the rear, radiator.

Bathroom

7'11" x 5'10"

Double glazed window to the rear, coloured suite comprising panelled bath with shower over, low level WC, bidet, wash hand basin, heated towel rail, part tiled walls.

Outside

The front is laid to lawn with well stocked flower, plant and shrubs borders and pathway leading to the front door.

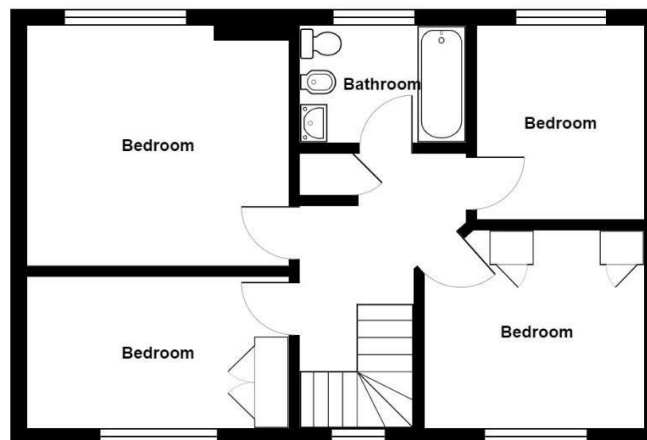
The enclosed rear garden is laid to lawn, well maintained flower bed borders, garden pond, summerhouse, outside tap, pathway leading to the rear. There is gated access to both the front and rear.

Double Garage

Up and over door light and power, two double glazed windows to the side and double glazed window and courtesy door to the rear.








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		78
(69-80) C	66	
(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.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

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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