



HUNTERS®
HERE TO GET *you* THERE

Ross Close, Chipping Sodbury, Bristol | £485,000
Call us today on 01454 313575



Positioned within walking distance of Chipping Sodbury High Street is this very well presented extended 3 bedroom detached home. The property briefly includes entrance hallway with wooden floors and Oak doors into lounge, with oak bi folding doors leading into Orangery, modern fitted kitchen/breakfast room with stunning wood burner and cloakroom to the ground floor. Upstairs can be found 3 bedrooms (master with shower room) and modern white bathroom. Benefits from gas central heating, double glazing, gardens to both the front and rear, garage and parking for two vehicles. Finished to a high standard this property is sure to create much interest. Early internal viewing is strongly advised to appreciated all that is on offer.

Entrance Hallway

Wood flooring, stairs to 1st floor, oak doors into

Cloakroom

White WC, vanity wash hand basin with tiled splashback and mixer tap over, heated towel rail, extractor fan, wood flooring.

Lounge

18'7" x 10'4"

Double glazed window to the front, TV point, two radiators, gas feature fireplace with wooden surround, oak bi-folding doors into orangery and further oak door into

Kitchen/Breakfast Room

25'6" x 8'2"

Double glazed windows to the front and rear, range of modern wall, drawer, base and larder units with wooden work surface over, stainless steel circular sink and drainer with mixer tap over, tiled splash back, built in appliances to include double oven, gas hob with stainless steel splash back and cooker hood over, fridge/freezer, dishwasher and plumbing for washing machine. Circular breakfast table, vertical radiator, cupboard housing gas boiler, pull out recycling waste and bin storage, ceiling spotlights, wood flooring, wood burner.

Orangery

15' x 10'5"

Two double glazed windows to the rear, double glazed window to the side, glass roof, double glazed French doors opening to the rear garden. Exposed stone feature wall, tiled flooring, two electric panel heaters, TV point, spotlights.

1st Floor Landing

Double glazed window to the rear, access to part boarded loft space with pull down ladder and light, oak doors into

Bedroom One

12'3" x 11'6"

Double glazed window to the front, built in wardrobes, radiator, oak door into

Shower Room

Double glazed window to the side, tiled shower cubicle with rain shower over, heated towel rail, spotlight, extractor fan.

Bedroom Two

10'8" x 8'5"

Double glazed window to the front, built in wardrobe and storage cupboard with further built in fitted wardrobes to one wall, radiator.

Bedroom Three

7'6" x 7'1"

Double glazed window to the rear, radiator.

Bathroom

Double glazed window to the rear, white suite comprising, panelled bath with shower over and shower extension to mixer tap, vanity wash hand basin with mixer tap, concealed cistern WC with work surface over and matching wall mounted cabinet, tiled walls, ceiling spotlights, extractor fan, heated towel rail.

Outside

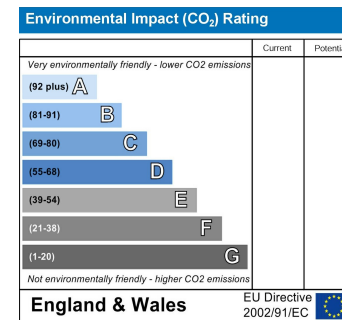
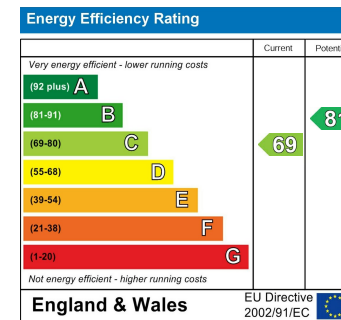
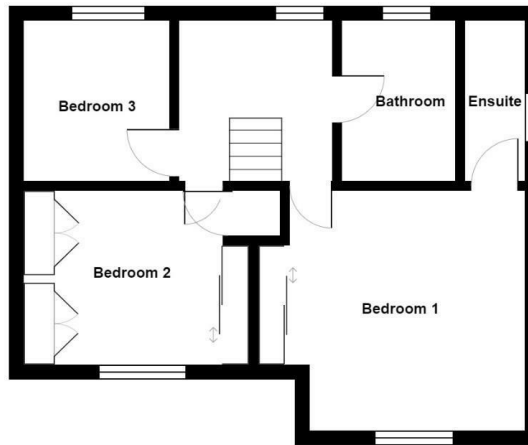
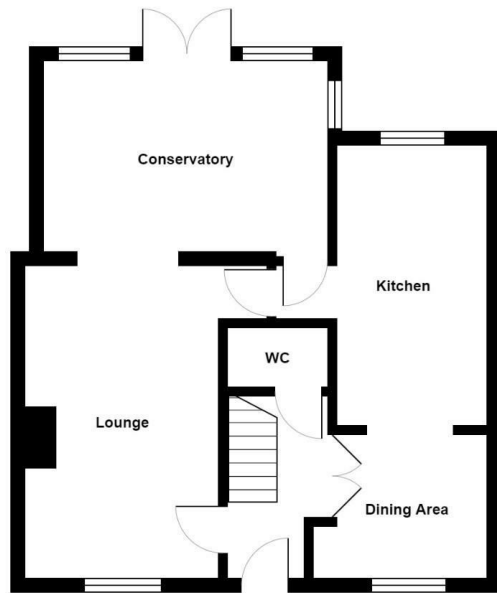
The front garden is laid to lawn with topiary borders with pathway leading to the front door.

The enclosed rear garden is laid to patio with lawn area, raised shrub and planted borders, outside tap, built in bin storage area, gated access to the front and courtesy door into the garage.

Garage

16'9" x 8'

There is a detached single garage with up and over door, light, power and rafter storage with courtesy door the rear and block pavier double parking to the front.



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.

80-82 Station Road, Yate, Bristol, BS37 4PH | 01454 313575
| yate@hunters.com

