





# Milburys



SALES LETTING MANAGEMENT



# 8 Jobbins Close, Love Lane, Chipping Sodbury, South Gloucestershire BS37 6ER

Built in 2005, Jobbins Close is an exclusive small development made up of just nine executive houses found off Love Lane. Walking distance to Chipping Sodbury High Street, this attractive detached home has undergone a extensive refurbishment and now boasts a contemporary feel throughout. The ground floor is made up of a good size living room featuring a box bay window, Karndean flooring and a bespoke built-in media wall with clever lighting and modern electric fire. Moving through the ground floor you will also find a neat home office with built-in desk and shelving plus a downstairs guest cloakroom. The entire rear of the property showcases a spacious kitchen/dining/family room. Remodeled In 2018, this fantastic entertaining space has bi-folding doors that enjoy seamless inside out porcelain flooring to the garden. The kitchen has a polished concrete island and worktops with multiple built in appliances including wine fridge, boiling water tap and food waste disposal. This area allows for casual seating and then leads into a more formal dining area (that can be sectioned off if wanted) where you will find bespoke floor to ceiling built-in utility storage hidden behind statement black doors. The first floor has a generous landing where you can access all 4 double bedrooms, the master coming with built-in wardrobes and a striking en-suite shower room (refitted in 2022). There is a beautiful family bathroom (also refitted in 2022) comprising of a 4 piece suite with separate double shower cubicle. Externally the rear garden has a private outlook with a lovely backdrop of Love Lane. Modern fencing, raised white planters and a porcelain tiled patio which sweeps around the garden for outdoor dining or entertainment. Additional benefits include a large recently installed summer house/storage shed, electric car charging point, replaced double glazing in 2018 and a new gas boiler installed in 2021.

## Situation

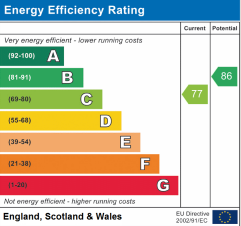
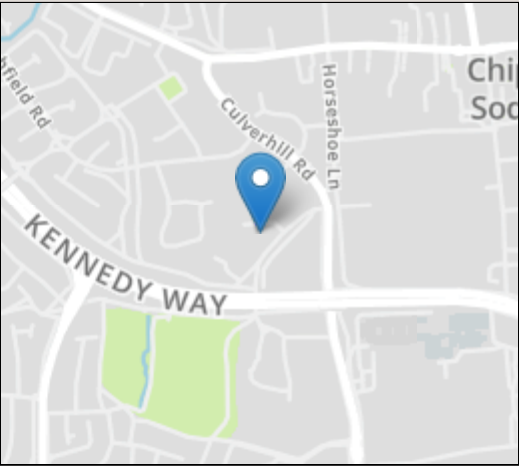
The historic market town of Chipping Sodbury sits just below the Cotswold Escarpment and has excellent road links to the A46, the M4 (Junction 18 is approx. 4.9 miles away) Bristol and Bath. The nearby Yate train station (approx. 1.9 miles away) also provides good transport links for commuters to Bristol. The historic High Street dates back to the 12th Century and offers a wide and eclectic range of shops and established businesses which support the town and attract visitors. There is a selection of both Primary and Secondary Schooling in the area of good reputation plus Chipping Sodbury offers many nearby country walks (the Frome Valley Walkway and the Cotswold Way to name just two), a lovely common, golf course, cricket, rugby, football and tennis clubs. The centrally located Waitrose store has excellent parking and a cafeteria, whilst nearby Yate has a fantastic selection of shops and supermarkets in its large Shopping Centre, a Health and Fitness Leisure Centre, so all your needs are catered for!

## Property Highlights, Accommodation & Services

- Small Exclusive Development
- 4 Double Bedrooms
- Contemporary Kitchen with Bi-Folding Doors to Garden
- Large Lounge with Bay Window and Media Wall
- New Bathroom and Ensuite
- Landscaped Rear Garden, Enclosed And South Facing
- Double Driveway
- Study
- Vendor Found!
- Council Tax Band E - South Gloucestershire Council

## Directions

From the High Street turn onto Culverhill Road at the roundabout and then take the 2nd turning on the right into Love Lane where Jobbing



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