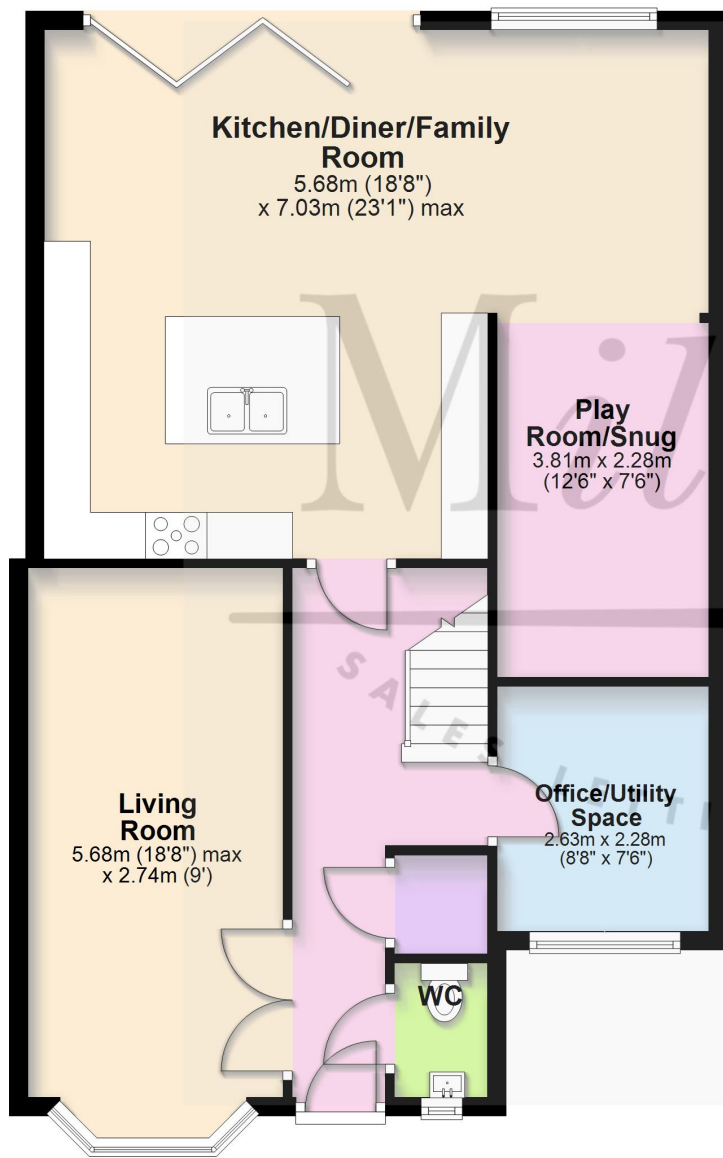
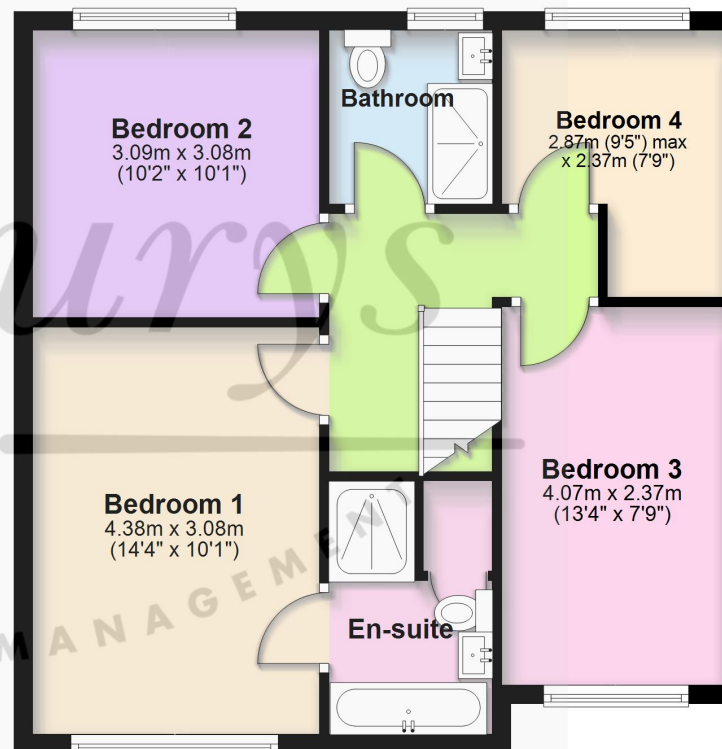




## Ground Floor



## First Floor



# 38 Couzens Close, Chipping Sodbury, South Gloucestershire BS37 6BT

Situated in the very popular Couzens Close, just off St Johns Way in Chipping Sodbury. This stylish link detached house has undergone much improvement by the current owners with the addition of 2 clever extensions which now make for a substantial family home. The ground floor provides a welcoming entrance hall with LVT flooring and new oak doors, a cosy living room to the front with bay window, a guest WC and a handy home office which doubles as a convenient laundry room. Then moving to the rear of the property you will find a stunning open plan kitchen/dining/family room complete with central island and a modern fitted kitchen. There is space for formal dining and casual seating that all overlooks the rear garden via bi-folding doors. From here there is also an additional area that could be used as a play room or another snug seating area. The first floor now offers 3 double bedrooms and a good size single bedroom. The master comes with a remodelled ensuite complete with shower cubicle and a bath! Whilst a further refitted family bathroom is also available. To the front of the property a brick paved driveway makes way for 2 parked cars, then to the rear you will find an enclosed garden laid to lawn and patio. A delightful family home in a popular location!

## 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 attractive 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 plus the Cinema Complex so all your needs are catered for!

## Property Highlights, Accommodation & Services

- Extended Family Home • Modern Link Detached • Impressive Kitchen/Diner/Family Room • 4 Bedrooms and 2 Bathrooms
- Lounge and a Snug • Ground Floor Study • Enclosed rear Garden • Driveway Parking • Sought After Chipping Sodbury Location
- Council Tax Band - D - South Gloucestershire Council

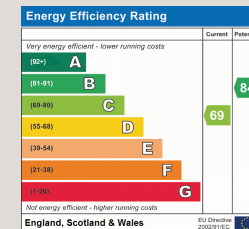
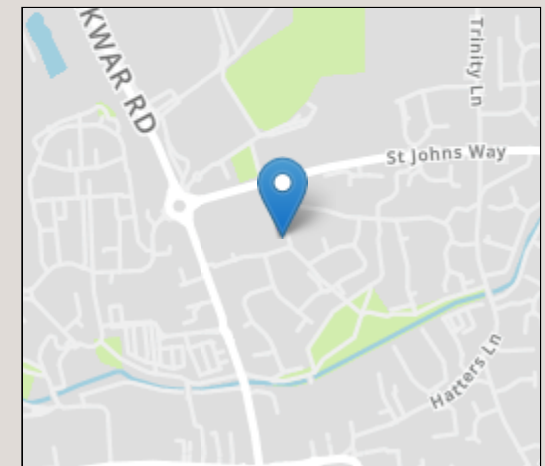
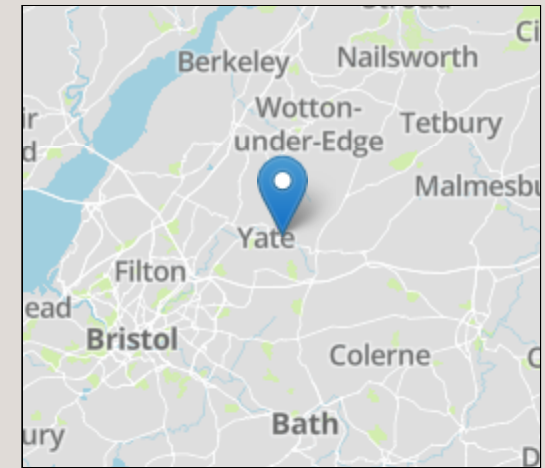
## Directions

Joining St Johns Way, Couzens Close is the first turning on your right, at the T-junction bare right and No.38 is found on the right hand side.

**Local Authority & Council Tax** - South Gloucestershire Council - 01454 868686 - Tax Band D

**Tenure** - Freehold

**Contact & Viewing** - Email: [chippingsodbury@milburys.co.uk](mailto:chippingsodbury@milburys.co.uk) Tel: 01454 318338



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