



FOR SALE

Brookfield Close, Chipping Sodbury, Bristol. BS37 6PP.
Offers in Excess of £425,000

edison ford

- ****Take a 360 Virtual Tour****
- **Detached House**
- **Sought After Location**
- **Four Bedrooms**
- **Garage & Off Street Parking**
- **Walking Distance to Chipping Sodbury High Street**

Edison Ford are delighted to welcome to the market this ideally located, four-bedroom, detached property and the highly sought after and rarely available Brookfield Close, Chipping Sodbury.

The property itself sits within a prime and private position, tucked away within a quiet cul-de-sac and briefly comprises of;- A large open plan lounge, diner which leads into a conservatory which was installed in 2015, separate W.C/Utility room and access into the garage. To the first floor, you will find four good sized bedrooms and the family shower-room.

Brookfield Close is located within a highly sought after area of Chipping Sodbury and is only a few minutes away from, Chipping Sodbury High Street and Frome Valley river and walkway. The historic market town offers a number of popular independent shops and eateries, as well a number of primary and secondary school all within walking distance. The M4 junction 18 is approximately 4.9 miles away and offers easy access to Bristol, Bath and beyond.

For more information call Edison Ford Today.

GROUND FLOOR

Porch and Entrance Hallway The property is accessed through a wooden framed front door which opens into the entrance porch and leads into the entrance hallway. Briefly comprising of;- UPVC window, carpeted flooring, electrical consumer unit, telephone point, alarm system, radiator, ceiling light and a carpeted staircase which rises to the first floor.

Lounge UPVC double glazed window with a front aspect view, carpeted flooring, radiator, gas fire with decorative surround and ceiling light. The lounge also benefits from an open aspect into the dining room through an archway.

Dining Room A double glazed French doors which lead into the conservatory, carpeted flooring, radiator ceiling light and an open aspect into the kitchen which can be accessed through an archway.

Conservatory The conservatory was built in July 2015 and benefits from a 10-year warranty. The conservatory benefits from double glazed French doors which open into the rear garden, vinyl flooring and a wall light.

Kitchen The kitchen benefits from UPVC double glazed window which overlooks the rear garden, carpeted flooring, ceiling light and a range of matching wall and base units, with laminate worktops, inset sink and drainer, integrated cooker, hob, extractor fan, dishwasher and a larder.

Utility Room/W.C UPVC double glazed window with obscured glass, low-level toilet basin, wall mounted hand basin with inset base unit, radiator, ceiling light and plumbing for a washing machine.

Garage The garage can be accessed through an up and over door to the front of the property or via integral access from the kitchen. The garage houses the combi boiler and benefits from power and

FIRST FLOOR

Landing Carpeted flooring, storage cupboard ceiling light, smoke detector and access to the loft via a ceiling hatch.

Master Bedroom UPVC double glazed window with a front aspect view, carpeted flooring, radiator, ceiling light and fitted wardrobe.

Bedroom 2 UPVC double glazed window overlooking the rear garden, carpeted flooring, radiator, ceiling light and double doors which open into the storage cupboard.

Bedroom 3 UPVC double glazed window, carpeted flooring, radiator and ceiling light.

Family Shower Room UPVC double glazed window, double shower cubicle with glass shower screen and overhead shower, wall mounted hand wash basin with inset sink and fitted base units, low-level toilet, heated towel rail, vinyl flooring and ceiling light.

Bedroom 4 UPVC double glazed window, carpeted flooring, radiator and ceiling light.

EXTERNAL SPACES

Gardens The front garden benefits from a lawned area, and a sweeping driveway which leads to the garage. The property also owns the plot of land to the opposite side of the driveway.

The boundary to the rear garden is fully secured by wood panel fencing and is landscaped in lawn with two patio seating areas and side access to the front of the property.

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For more information, or to
arrange a viewing:

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Lease: Freehold

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