

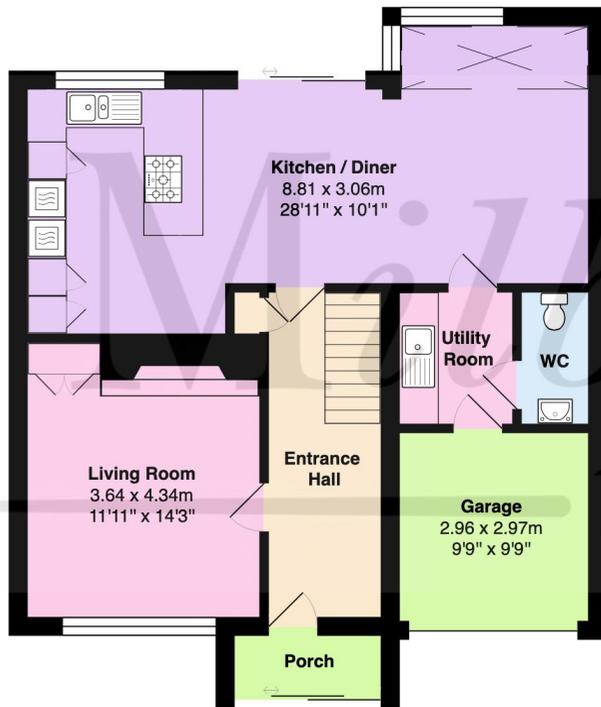
Milburys

SALES LETTING MANAGEMENT

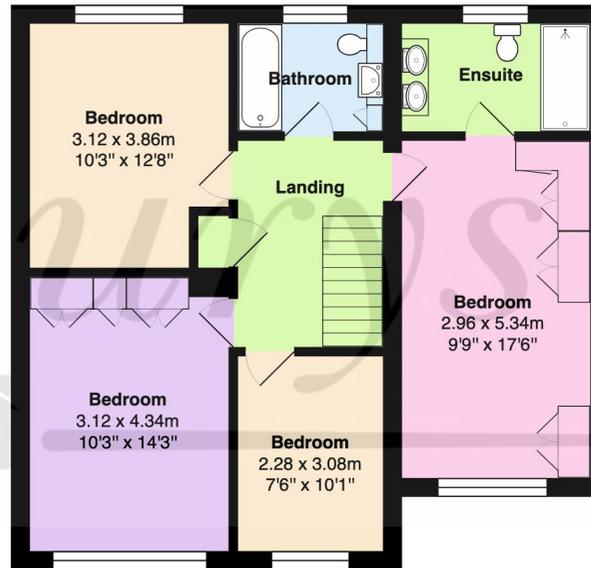


2 Melbourne Drive, Chipping Sodbury, South Gloucestershire, BS37 6LB

£450,000



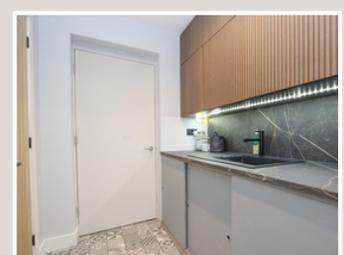
Ground Floor
Area: 79.4 m² ... 854 ft²



First Floor
Area: 69.8 m² ... 751 ft²

Total Area: 149.2 m² ... 1606 ft²

This plan is for illustrative purposes only and should only be used as such.
Not to scale.



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This extended semi-detached family home is sure to be popular! Tucked away behind Chipping Sodbury High Street, the property enjoys a central location where the local amenities, schools and Sodbury Common are all within walking distance. The current owners have completely transformed the property which now comprises of a stylish entrance hall with LVT flooring, a living room to the front with built-in media wall and feature fireplace and a STUNNING kitchen/diner/family room! This area is cleverly zoned with a modern kitchen area with breakfast bar, integrated appliances and a lovely sociable feel with an allocated dining area enjoying views out to the garden. Then a wonderful casual seating area which is flooded with light with vaulted floor to ceiling windows. From here there is access into a handy utility room and a downstairs WC, then a door leads into the remaining garage. The first floor comes with 4 generous bedrooms (3 doubles and one single). The master bedroom has plenty of fitted wardrobes and a contemporary ensuite shower room, plus you will also find an equally modern family bathroom. Externally to the front there is ample driveway parking and a small garage space with an electric roller door. To the rear there is a beautiful rear garden, landscaped and well planted, laid patio and artificial grass. A fantastic spacious family home!

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. Likewise, the M5 Junction 14 in Falfield is easily accessible going via nearby Wickwar, whilst the Yate train station (approx. 1.9 miles away) provides a direct link for commuters into Bristol. The picturesque 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 but a few), a lovely common, golf course, cricket, rugby, football and tennis clubs. The centrally located Waitrose store offers excellent parking and a cafeteria.

Property Highlights, Accommodation & Services

- Walking Distance to Chipping Sodbury High Street, Schools and Waitrose
- Superb Kitchen/Diner/Family Room to the Rear
- Semi Detached
- 4 Bedrooms
- Family Bathroom & En-Suite to Principal
- Utility and Downstairs WC
- Landscaped Garden
- 1/2 Garage with Electric Roller Door
- Ample Driveway Parking
- Council Tax Band - C South Gloucestershire Council

Directions

From our offices on the High Street, continue towards Horse Street and the War Memorial. Turn left into Hatters Lane and follow till you see the elevated entrance to Gorlands Road on your right. Follow Gorlands and Melbourne Drive is the second turning on your right.

Local Authority & Council Tax - South Gloucestershire Council - 01454 868686 - Tax Band C

Tenure - Leasehold

Contact & Viewing - Email: mil_sodburysales@milburys.co.uk Tel: 01454 318338



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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