

Total Area: 143.0 m² ... 1539 ft²
 This plan is for illustrative purposes only and should only be used as such.
 Not to Scale.



6 Virginia Close, Chipping Sodbury, South Gloucestershire BS37 6HN

Offered for sale with NO ONWARD CHAIN! Set in the popular 'Elms' Estate in the heart of Chipping Sodbury we are delighted to offer this handsome family home which has been owned by the same family since new! The property is found in a small cul-de-sac and has a quieter and more private location fronting an attractive open green space. There is pedestrian access across the green to Highfield Road which gives very easy front door access as well as to the rear. This spacious detached home has been cleverly extended to both the side and the back which has created plenty of space for a growing family. The ground floor has an entrance porch to the front facing the green, a large living room which is dual aspect with parquet flooring, a formal dining room and then onto an extended kitchen/breakfast room with integrated appliances and a small seating area that overlooks a pretty rear garden. Then moving to the inner hall which has access to the rear garden, a downstairs WC and shower room plus stairs to the first floor. Upstairs provides 4 bedrooms and a study, plus a family bathroom. Externally a sunny south westerly facing garden is laid to lawn, with two lovely patio areas. Additional benefits include a single garage, driveway parking for one car, gas central heating and double glazing. To the front there is a pretty outlook with a footpath taking you toward Chipping Sodbury High Street or Yate Town Centre.

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

- Large Detached Family Home • No Onward Chain • Walking Distance Of Chipping Sodbury High Street and Yate Town Centre
- 4 Bedrooms and Study • Family Bathroom Plus Downstairs Shower Room • Extended to Side and Rear
- Sunny South Westerly Facing Garden • Single Garage and Parking • Gas Central Heating and Mains Drainage
- Council Tax Band - E - South Gloucestershire

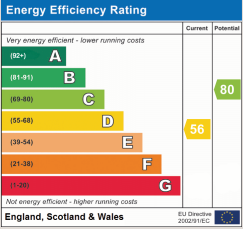
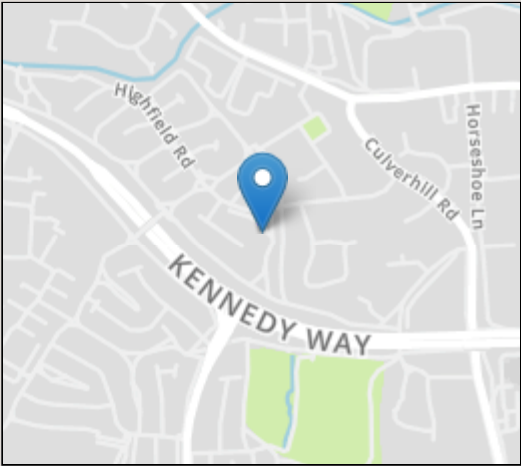
Directions

Travel up the High Street toward Yate and turn left at the mini-roundabout onto Culverhill Road, then take the the first right turning into Highfield Road. Follow the road down and you will see the front of number 6 just set back from the small green on your left by the road sign. The turning into the actual cul-de-sac is just after this.

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

Tenure - Freehold

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



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