

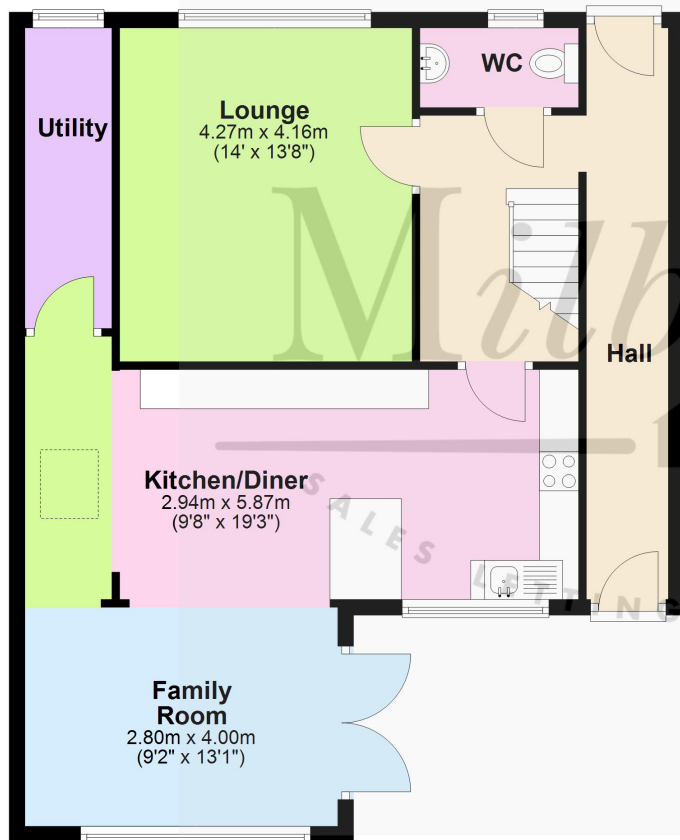


9 Kestrel Close, Chipping Sodbury, South Gloucestershire, BS37 6XE

£415,000

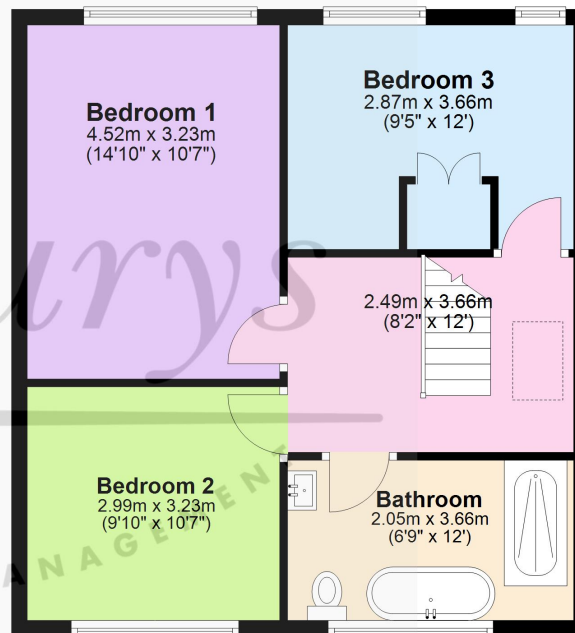
Ground Floor

Approx. 73.5 sq. metres (791.0 sq. feet)



First Floor

Approx. 53.1 sq. metres (572.0 sq. feet)



Total area: approx. 126.6 sq. metres (1363.0 sq. feet)

For Illustrative Purposes Only. Not to Scale.
Plan produced using PlanUp.



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We are delighted to offer this sizable family home, located in the sought after 'Birds' development. Popular for the leafy footpaths that offer easy walks to Chipping Sodbury High Street, Lilliput Park and Kingsgate Park, plus the easy walking distance to local primary and secondary schools and all the shops and facilities found in Yate Town Centre. The property has been extended by the current owners and offers amazing space for a growing family. The ground floor offers a large entrance hall, a downstairs WC, a beautiful living room with feature fireplace, and a superb extended kitchen/diner/family room with a modern fitted kitchen, space for dining and breakfast bar and a lovely casual seating area that overlooks the garden and leads out to a raised deck area via French double doors. A handy utility room then completes the ground floor. The first floor has a unique new layout with the addition of a side extension where you will find 3 double bedrooms and a stunning extended family bathroom. The property is bursting with natural light courtesy of Velux windows and fresh neutral décor. The rear garden has been cleverly landscaped with a raised composite decking, making for an attractive sun terrace, then a low maintenance patio area. You will also find a single garage and driveway parking.

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

- Fantastic Extended Detached Home
- Popular Chipping Sodbury Estate
- Beautifully Presented
- 3 DOUBLE bedrooms
- Light and Airy Kitchen/Diner/Family Room
- Stunning Large Family Bathroom
- Single Garage and Driveway Parking
- Walking Distance to Local Primary School and Kingsgate Park
- Gas Central Heating And Double Glazing
- Council Tax Band - C South Gloucestershire Council

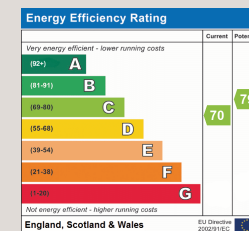
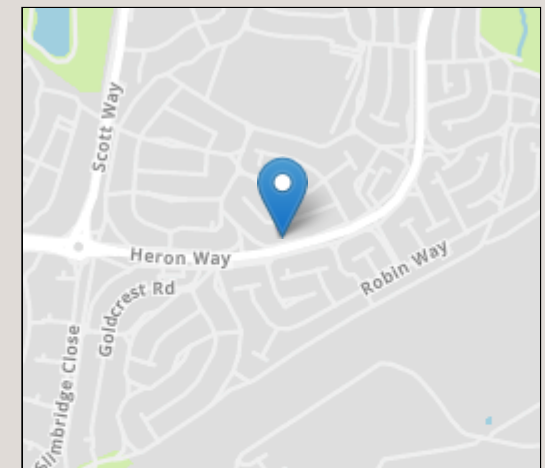
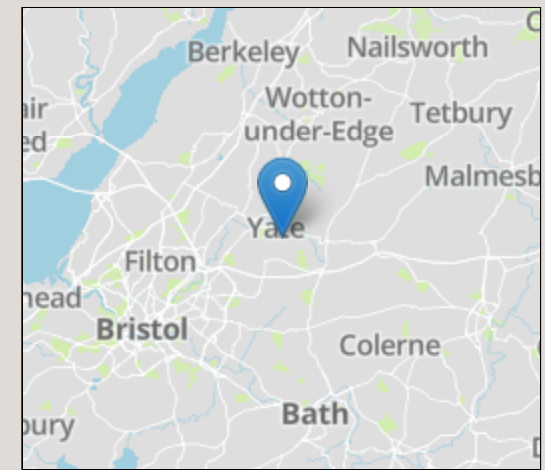
Directions

As you head towards Yate on the A432 Kennedy Way / Cotswold Road, turn left at the traffic lights onto Heron Way. Continue along and Kestrel Close will be the 3rd turning on your right. Once in take a left and the property will be found a short distance along on the left hand side.

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

Tenure - Freehold

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



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