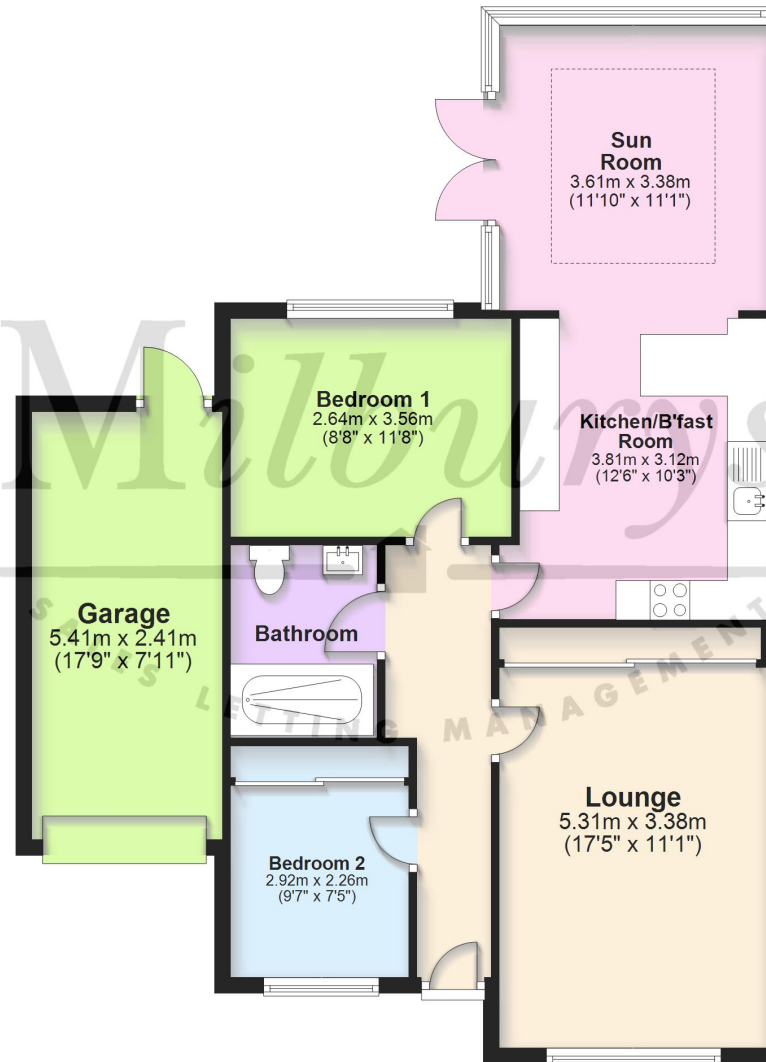




Ground Floor

Approx. 85.1 sq. metres (916.3 sq. feet)



Total area: approx. 85.1 sq. metres (916.3 sq. feet)

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

19 Lilliput Court, Chipping Sodbury, South Gloucestershire BS37 6EB

Located within walking distance to Chipping Sodbury High Street and a stones throw from the picturesque Lilliput Park, you will discover this surprisingly spacious two bedroom semi-detached bungalow. With an attached garage plus driveway and a lovely private rear garden this property is ideal for those wanting a centrally located bungalow within a small cul-de-sac. A rarity indeed! Stylish and refurbished throughout, the owners have completely modernized the space. You will find a welcoming entrance hall, from here there is a good size lounge to the front, with built-in storage (currently used as a large bedroom), then a single bedroom with built-in wardrobes also to the front. There is a stunning family bathroom, with walk-in shower, then the master bedroom is found at the back over looking the rear garden (currently used as a formal dining room). The gem with this bungalow is a beautiful new kitchen which has been fitted with neutral units and a sociable breakfast bar, then a wonderful orangery has been added and creates a superb open plan space that is flooded with natural light. A flexible layout to suit many buyers.

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

- Semi-Detached Bungalow.
- Two Bedrooms
- Garage and Driveway Parking
- Modern and Stylish
- Walking Distance to Chipping Sodbury High Street and Waitrose
- Private Rear Garden
- Open Plan Kitchen and Orangery
- Short Stroll To Lilliput Park with Open Green Space
- Flexible Layout
- Council Tax Band - B - South Gloucestershire Council

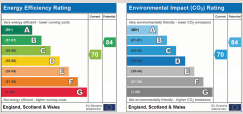
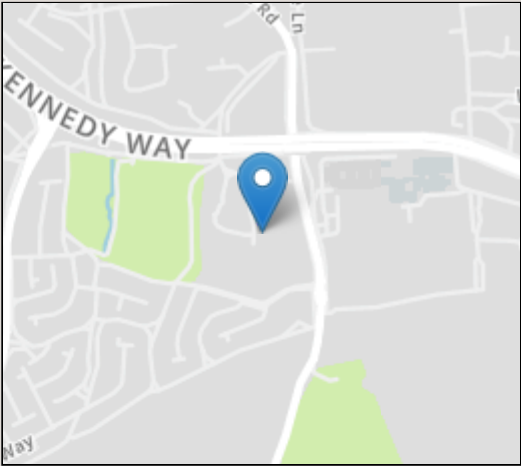
Directions

From our office in Chipping Sodbury High Street, head West on the High Street towards the direction of Yate and turn left at the roundabout onto Culverhill Road. Continue along, under the bridge and then turn right at the mini-roundabout into Lilliput Court. Once in follow the road round to the left and the property will be found on your left hand side.

Local Authority & Council Tax -

Tenure - Freehold

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



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