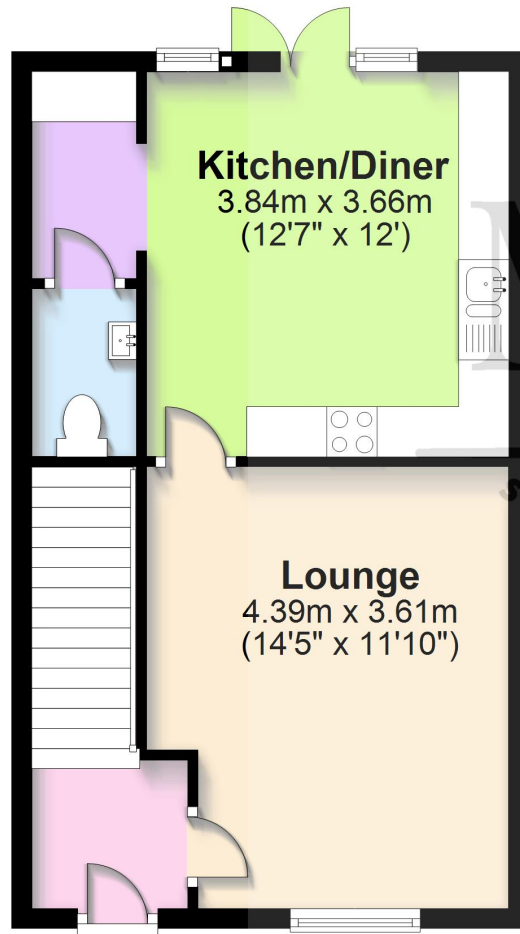




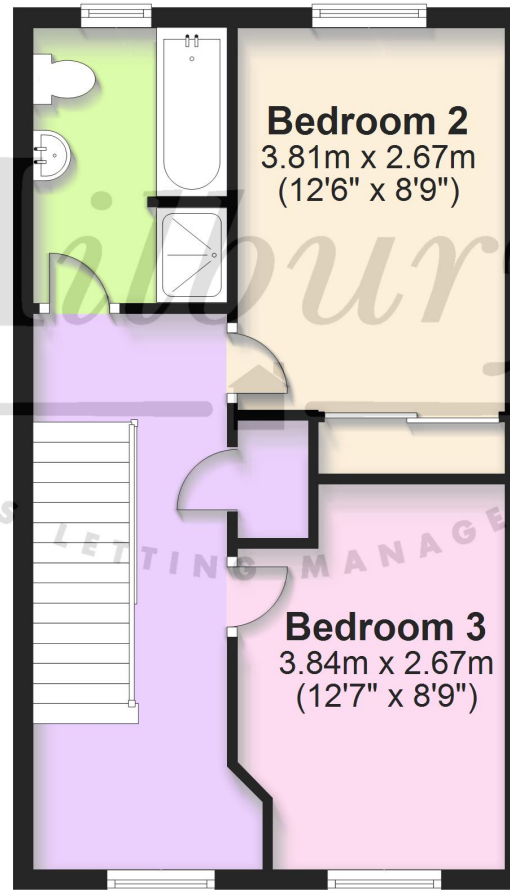
Ground Floor

Approx. 39.7 sq. metres (427.7 sq. feet)



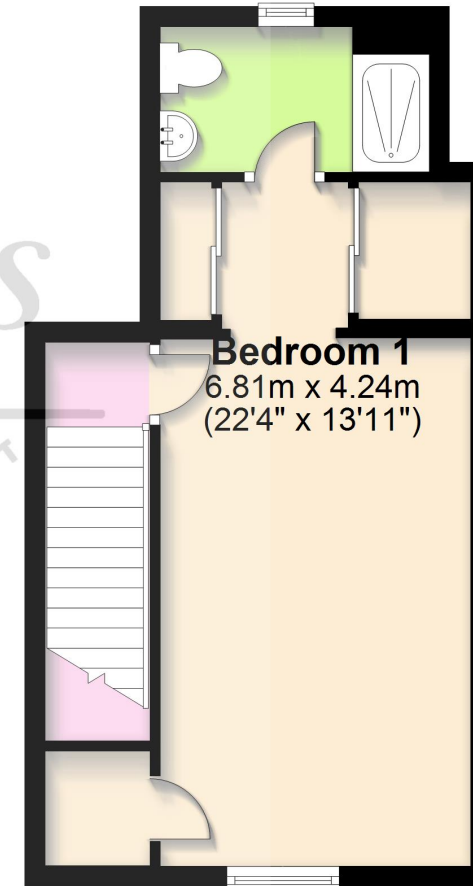
First Floor

Approx. 39.4 sq. metres (423.7 sq. feet)



Second Floor

Approx. 31.2 sq. metres (335.8 sq. feet)



Total area: approx. 110.3 sq. metres (1187.2 sq. feet)

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

20 Drovers Way, Chipping Sodbury, South Gloucestershire BS37 6FB

A superb end of terrace, 3 bedroom Town House built circa 2016 by Bloor Homes. With a fantastic central location the property is only a short stroll to the High Street shops and amenities, plus it has the convenience of Waitrose right on its doorstep. It also has an attractive stone fronted façade with mullion windows. Inside there are modern fittings throughout, many of which have been upgraded. Set over three floors the spacious accommodation comprises of a lovely, light and bright kitchen/diner with fitted appliances and double doors leading out to the rear garden, a living room and downstairs cloakroom. Upstairs has a family bathroom and three double bedrooms. The master bedroom suite is a real 'wow' as it comprises the whole top floor, complete with it's own dressing room area and ensuite. The family bathroom is located on the first floor. The rear garden is larger than average enclosed and has direct access to the allocated parking in front off the single garage, which is located immediately behind the property (accessed via Sodbury Vale). In summary, a well presented home with a fantastic location within easy walking distance of the High Street, children's play park and all the sports facilities found at the nearby 'Ridings. Management fees apply.

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 Primary and Secondary schools in the area. Chipping Sodbury also 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

- Modern End of Terrace Town House
- Built in 2015 Bloor Homes
- Accommodation Over Three Floors
- 3 Double Bedrooms
- Stylish Kitchen/Diner
- Downstairs Cloakroom
- Ensuite And Fitted Wardrobes To Principal Bedroom
- Attractive Enclosed Rear Garden
- Single Garage & Driveway
- Council Tax Band D - South Gloucestershire Council

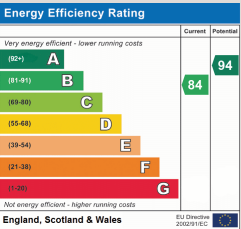
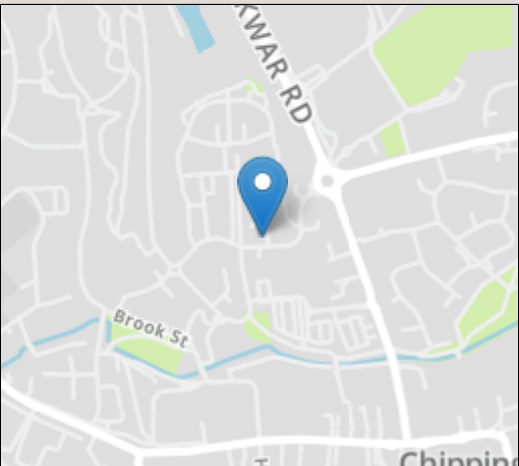
Directions

From Chipping Sodbury High Street turn into Wickwar Road and at the 2nd roundabout turn left into Drovers Way. Number 20 can be found a short drive in on the right hand side.

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

Tenure - Freehold

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



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