

Milburys  
SALES LETTING MANAGEMENT



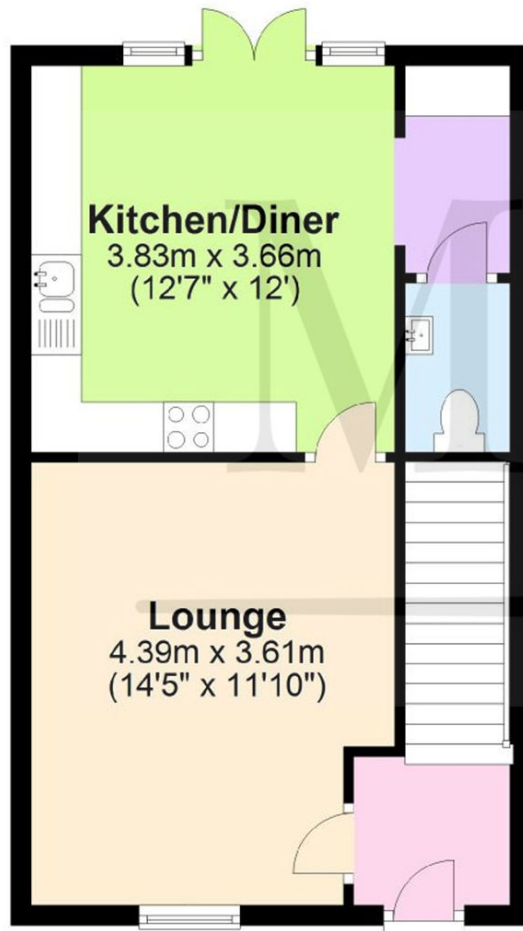
22 Drovers Way, Chipping Sodbury BS37 6FB

£439,950



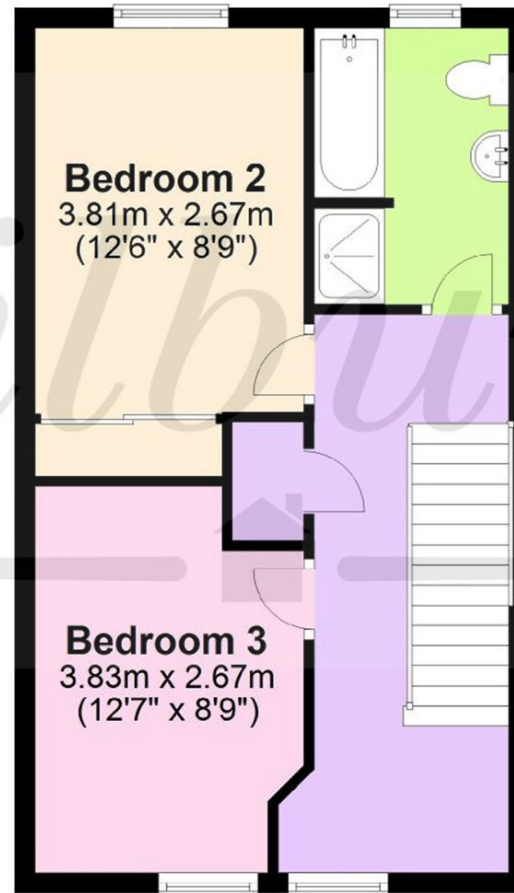
## Ground Floor

Approx. 39.7 sq. metres (427.6 sq. feet)



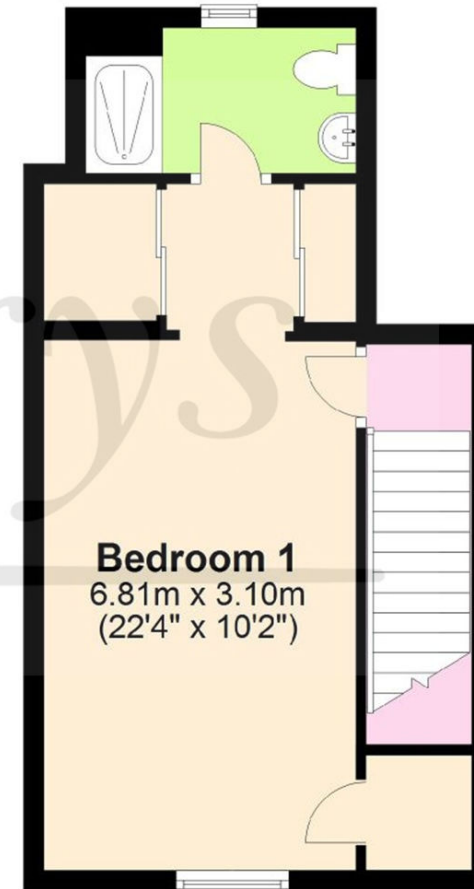
## First Floor

Approx. 39.4 sq. metres (423.6 sq. feet)



## Second Floor

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



Total area: approx. 110.3 sq. metres (1186.9 sq. feet)

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

# 22 Drovers Way, Chipping Sodbury BS37 6FB

NO ONWARD CHAIN! This delightful 3 bedroom Town-House was built circa 2016 by Bloor Homes. With a fantastic central location it is only a short stroll to the High Street shops and amenities, plus it has the convenience of Waitrose right on its doorstep. It 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 doors leading out to the rear garden), living room, downstairs cloakroom, family bathroom and three double bedrooms. The master bedroom 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 enclosed and laid to artificial lawn. From the garden there is a pedestrian walkway that leads to the allocated parking in front off the single garage, which is located immediately behind the property (accessed via Sodbury Vale). In summary, a beautifully presented home with a fantastic location within easy walking distance of the High Street, children's play park and sports facilities found at the nearby 'Ridings'.

## Situation

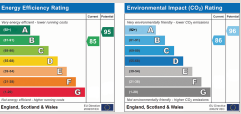
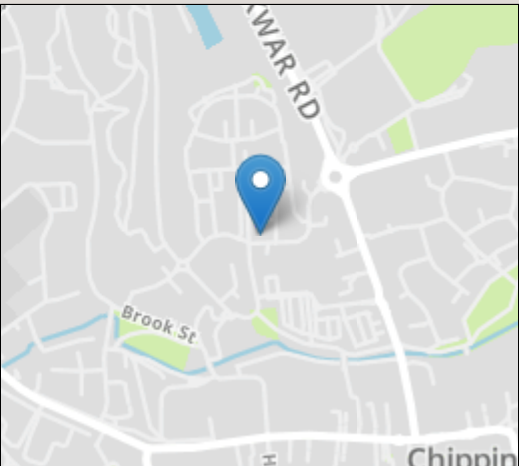
The historic market town of Chipping Sodbury sits just below the Cotswold Escarpment and has excellent road links to the A46, the M4 (Junction 18 is approx. 4.9 miles away) Bristol and Bath. Likewise, the M5 Junction 14 in Falfield is easily accessible going via nearby Wickwar, whilst the Yate train 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

- Stunning, Mid-Terrace Three Bedroom Town-House
- Stones Throw to Waitrose - Level Stroll to the High Street Shops and Amenities' - Nearby Wooded Walks
- Set Over Three Floors - Built circa 2016 with 10 Year Warranty • Fantastic Kitchen/Dining Room
- Downstairs Guest Cloakroom - Utility Area • Master Suite with its Own Dressing Area and En-Suite Shower Room
- Parking Plus Single Garage - Enclosed, Easy Maintenance Rear Garden With Patio Area and Artificial Grass
- Gas Central Heating - Mains Drainage
- Excellent Bus Services from Wickwar Road and the High Street to Yate, Bristol Parkway, Bath, Bristol and Cribbs Causeway.
- 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 22 can be found a short drive in on the right hand side.



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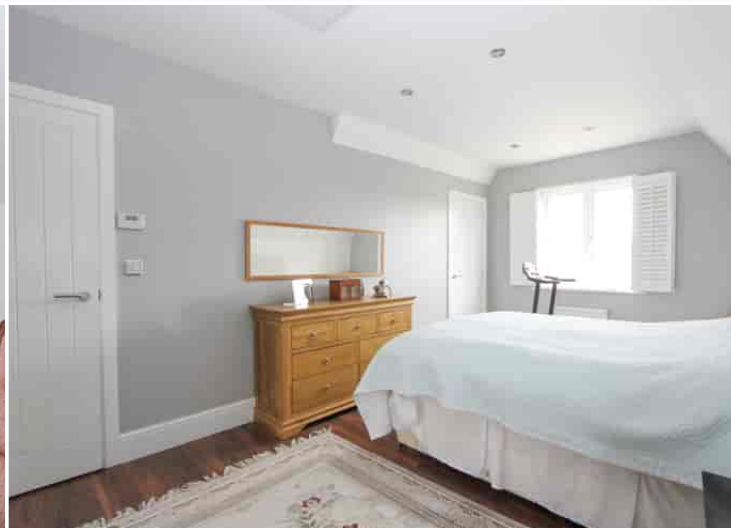




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