

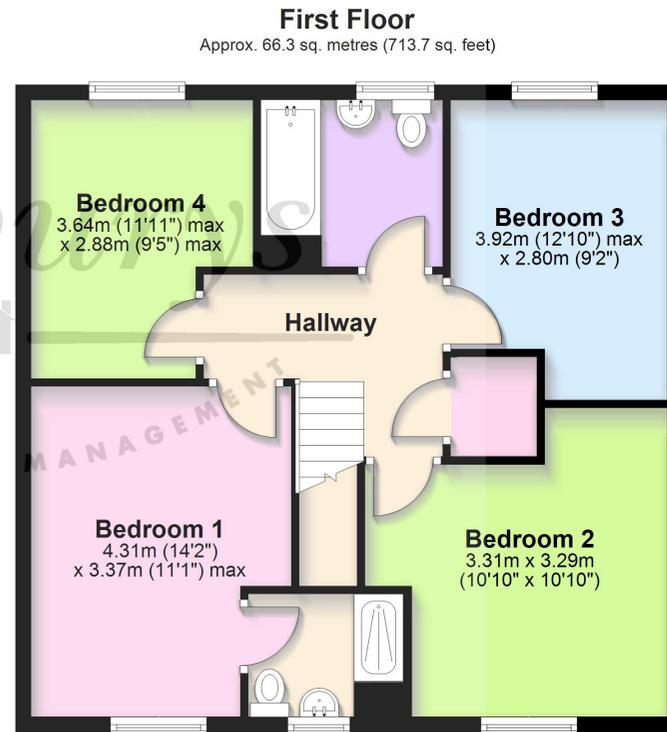
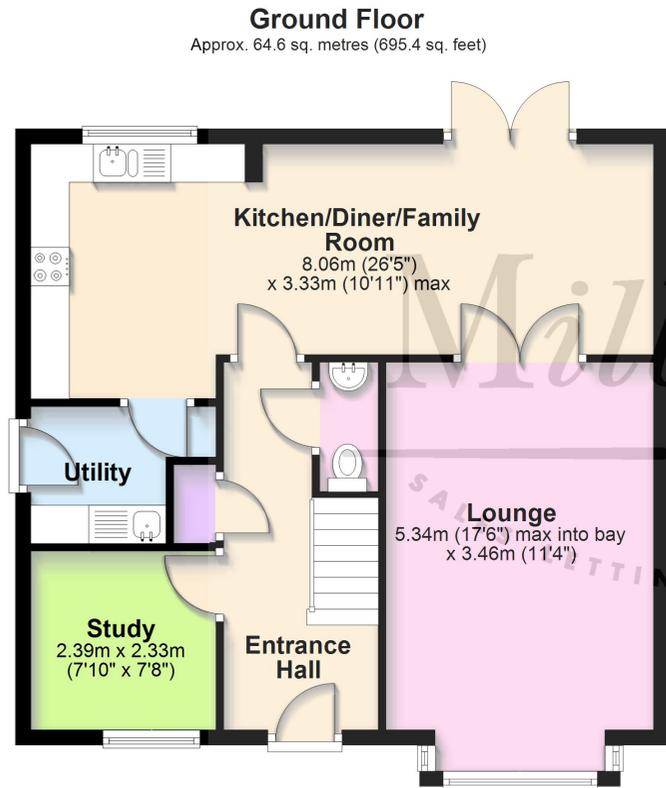
Milburys

SALES LETTING MANAGEMENT



33 Wilcox Gardens, Wickwar, South Gloucestershire, GL12 8FS

£535,000



Total area: approx. 130.9 sq. metres (1409.1 sq. feet)

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



33 Wilcox Gardens, Wickwar, South Gloucestershire GL12 8FS

NO ONWARD CHAIN! Built in 2021 by Linden Homes, the 'Pembroke' design is a spacious and well laid out family home with the remainder of 10 Year NHBC Buildmark Warranty. This detached 4 bedroom property has an enviable position at the end of a cul-de-sac with an open outlook and is adjacent to new allotments, provided as part of the development. Inside, the house is beautifully presented and maintained, so it feels like a brand new home ready to move in straight away. The accommodation includes a large lounge with box bay window to the front, overlooking a semi planted open green. There are double doors from this light and bright reception room which open into a spacious family room/kitchen/diner. The sleek, modern kitchen units incorporate a fridge freezer, double oven and induction hob with extractor hood. From here there is access the utility room, with side exit, and to the hallway. A guest cloakroom, storage cupboard and study all lead off the hallway. Upstairs there are 4 good size double bedrooms with an ensuite to the main bedroom and a modern family bathroom. Both front and rear bedrooms enjoy far off views over the neighbouring countryside. Outside there is a tandem driveway which leads to a single garage with power and lights. Inside the garage there is an electrical car charging point, plus the house has solar panels which help give this home a fantastic A rated EPC; great for keeping down those bills! A rear gate leads off the drive to a generous rear garden. A short stroll along a nearby footpath takes you to more open green space at the edge of the development and a lovely children's play area.

Situation

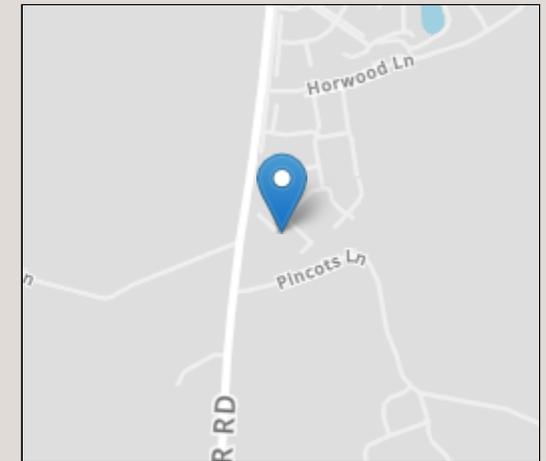
With countryside surrounds and a quaint conservation High Street dating back to the 15th century, Wickwar has its own Public House, High Street Social Club, café, hairdressers and youth centre. There are also village playing fields just a stroll from the centre of the village, many local country walks and the picturesque Holy Trinity Church which has a beautiful location just north of the village. Alexander Hosea Primary School is in the village and is very popular, whilst there are several secondary schools in the area which are also of good reputation including the nearby, Katharine Lady Berkeley's Secondary School which is in the catchment for most of the village. Wickwar is also ideal for commuters as the M4 Junction 18 is circa 8.7 miles to the south (passing by Chipping Sodbury) whilst the M5 Junction 14 is only 4.5 miles to the north-west. Chipping Sodbury and Yate are only a short drive away and have many shops, a selection of supermarkets, sports facilities and a train station with direct lines to Bristol and Gloucester.

Property Highlights, Accommodation & Services

- Lovely 4 Bedroom Home with No Onward Chain!
- Built in 2021 by Linden Homes with Remainder of NHBC Buildmark Warranty
- Enviable Position at End of Small Cul-de-Sac Overlooking Open Green Area.
- Country Views Plus Extra Privacy with End of Cul-de-Sac Location
- Spacious Accommodation with Large Lounge, Study and Family/Kitchen/Dining Room.
- Fitted Modern Kitchen with Appliances, Plus Utility Room
- Detached Home with Double Garage and NO ONWARD CHAIN!
- Electric Car Charging Point, Solar Panels and A Rated EPC
- Gas Central Heating and Upvc Double Glazing
- Council Tax Band E - South Gloucestershire Council

Directions

As you head into Wickwar on the Wickwar Road (coming from Chipping Sodbury) take the turning on your right into Gulwell Drive, the new Linden Homes development. Once in follow around to the right joining Tanner Way and then take the right turning into Wilcox Drive. Follow to



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	100	100
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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