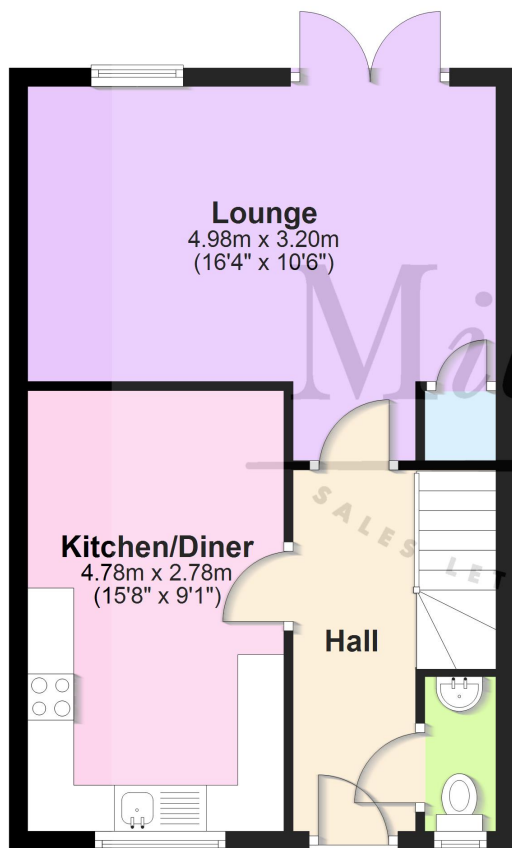




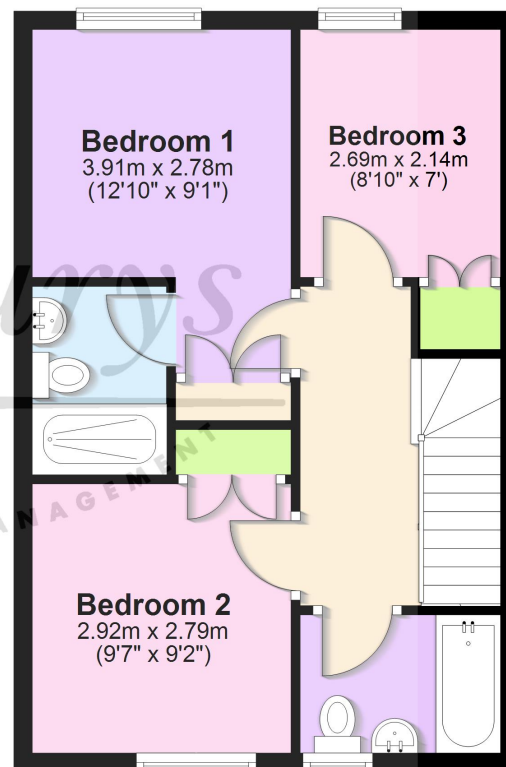
Ground Floor

Approx. 40.7 sq. metres (437.7 sq. feet)



First Floor

Approx. 39.6 sq. metres (426.7 sq. feet)



Total area: approx. 80.3 sq. metres (864.4 sq. feet)

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



34 Tanner Way, Wickwar, South Gloucestershire GL12 8FR

A delightful, modern semi-detached home built by Linden Homes just three years ago in 2022! Known as 'The Eveleigh', this popular design of home offers a kitchen/diner at the front whilst the lounge has double doors that leads out to a lovely landscaped rear garden. Set in the popular village of Wickwar with countryside walks quite literally on your doorstep and just a short drive from Chipping Sodbury and all the amenities, Wickwar also offers a busy social club, lovely coffee shop, public house and primary school - Alexander Hosea - which is only a short drive away. Approaching the property, you will immediately appreciate the open green space that the property looks out over, plus the paths leading to the children's play area and other walks. There is a double width driveway for 2 cars (side by side) parking at the front with an electric car charging point. Then a welcoming entrance hall leads you to a modern kitchen/breakfast room with integrated appliances, sleek grey units and room for dining. There is also a guest WC in the hallway, then to the rear you will find a the lounge with French doors looking out to the garden. The first floor comes with 2 double bedrooms, a single bedroom and family bathroom. All bedrooms have been fitted with wardrobes and the master bedroom comes with a lovely ensuite shower room. The enclosed rear garden has been thoughtfully landscaped and offers a great outdoor place to enjoy with a raised patio area plus a pretty summer house. This modern home comes with green credentials, such as solar panel and an EV charging point giving it a fantastic A rated EPC! Management fees apply.

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 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 minutes' drive away and have many shops, a selection of supermarkets, sports facilities and a train station direct to Bristol.

Property Highlights, Accommodation & Services

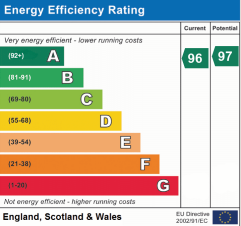
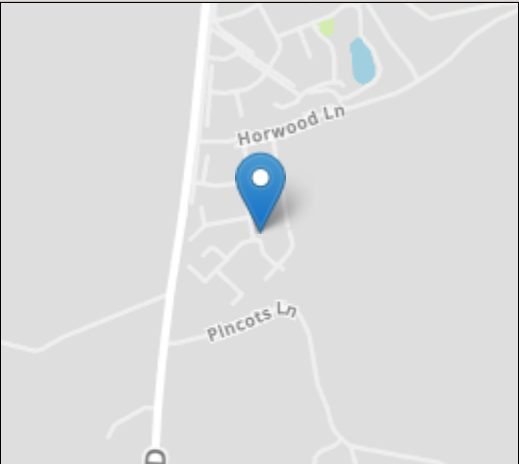
- Built in 2022 by Linden Homes
- Short Drive to High Street and Primary School, plus Footpaths and Open Green Areas Close By
- Semi Detached
- 3 Good Size Bedrooms
- Family Bathroom and Ensuite to Master
- Downstairs WC
- Landscaped Garden with Summer House
- 7 Years Remaining Of An NHBC Warranty
- Double Driveway
- Council Tax Band - C South Gloucestershire Council

Directions

As you enter Wickwar from Chipping Sodbury, turn right into the first new development and then continue around to the right, following Tanner Way until the end. When you see the open green in front of you at the end, number 34 will be the end house on your right.

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

Tenure - Freehold



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