

Milburys

SALES LETTING MANAGEMENT

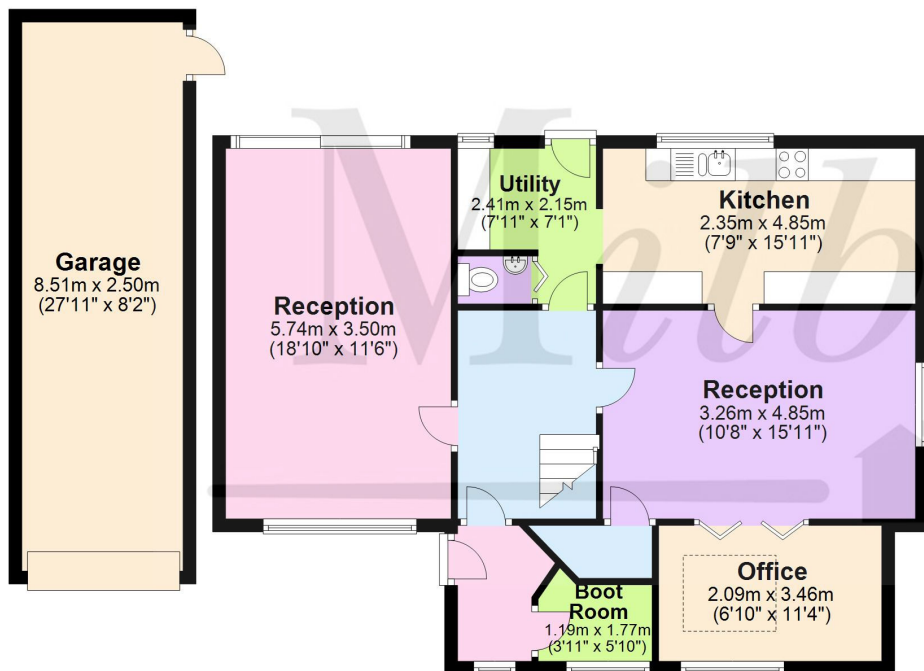


37 Grassington Drive, Chipping Sodbury, South Gloucestershire BS37 6HW

£585,000

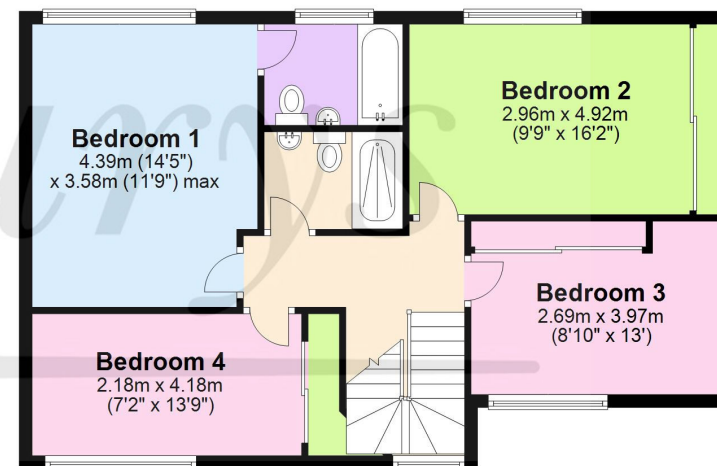
Ground Floor

Approx. 97.0 sq. metres (1044.2 sq. feet)



First Floor

Approx. 68.4 sq. metres (736.2 sq. feet)



Total area: approx. 165.4 sq. metres (1780.4 sq. feet)

For illustrative purposes only. Not to scale.
Plan produced using PlanUp.

37 Grassington Drive, Chipping Sodbury, South Gloucestershire BS37

6HW

Rare to the market! We are delighted to present this sizable family home which is located in a pretty cul-de-sac location. Grassington Drive is a collection of large attractive detached houses that are popular for the short walking distance to the local High Street where you will find a number of shops, cafes and amenities. The Elms estate was built in the late 1970s and is renowned for their large plot sizes and leafy surroundings. This extended family home offers a pretty approach with a landscaped front garden, driveway parking for several cars that then leads to a tandem garage. Inside the property you will find a spacious ground floor layout full of natural light. From the entrance hall there is a handy boot room, a dual aspect living room with patio doors that lead out to the rear garden, then a large dining room with bi-folding doors that open to a study at the front and also gives access to a modern white kitchen that overlooks the garden. Built with plenty of storage and integrated appliances, this then moves through to a utility room and a downstairs guest cloakroom. The first floor has 4 large double bedrooms, all of which have built-in wardrobes. There is a lovely en-suite bathroom to bedroom 1 and then a modern family shower room completes the upstairs. Externally a well-tended rear garden offers privacy, laid to lawn and patio with mature planting and pretty borders. There is also pedestrian access to the tandem garage plus a large shed.

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

- Extended Detached Family Home
- Rare To The Market
- Leafy Cul-De-Sac Setting
- Immaculately Presented Throughout
- 4 Double Bedrooms all With Built-in Wardrobes
- 3 Reception Rooms
- En suite Bathroom And Family Shower Room
- Tandem Double Garage
- Beautiful Mature Rear Garden
- Council Tax Band - E - South Gloucestershire Council

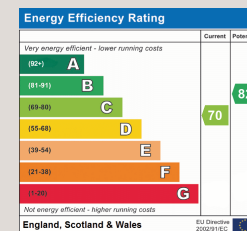
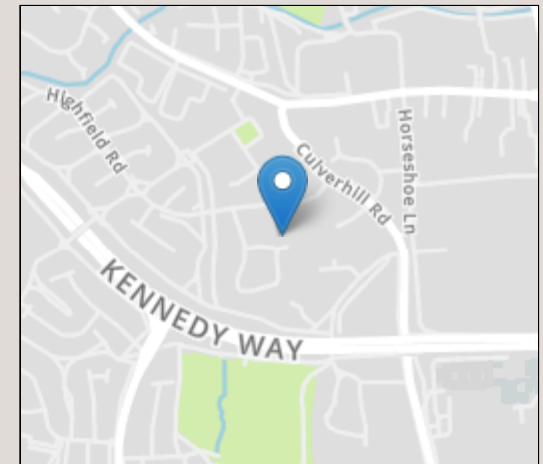
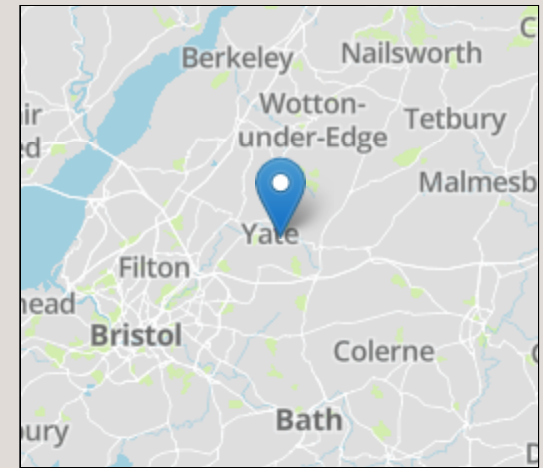
Directions

Leaving Chipping Sodbury High Street and heading towards Yate, at the mini-roundabout on Bowling Hill turn left onto Culverhill Road, then take the first right onto Highfield Road. Grassington Drive is the first turning on the left and No. 37 is found right at the end of the road as you bear round to the left.

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

Tenure - Freehold

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



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