

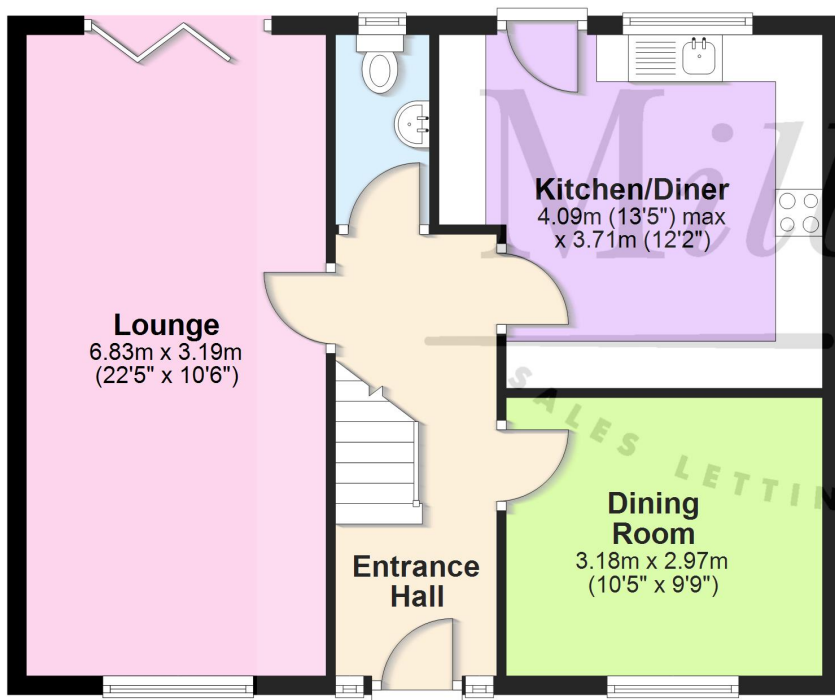


72 Amberley Way, Wickwar, South Gloucestershire GL12 8LP

£475,000

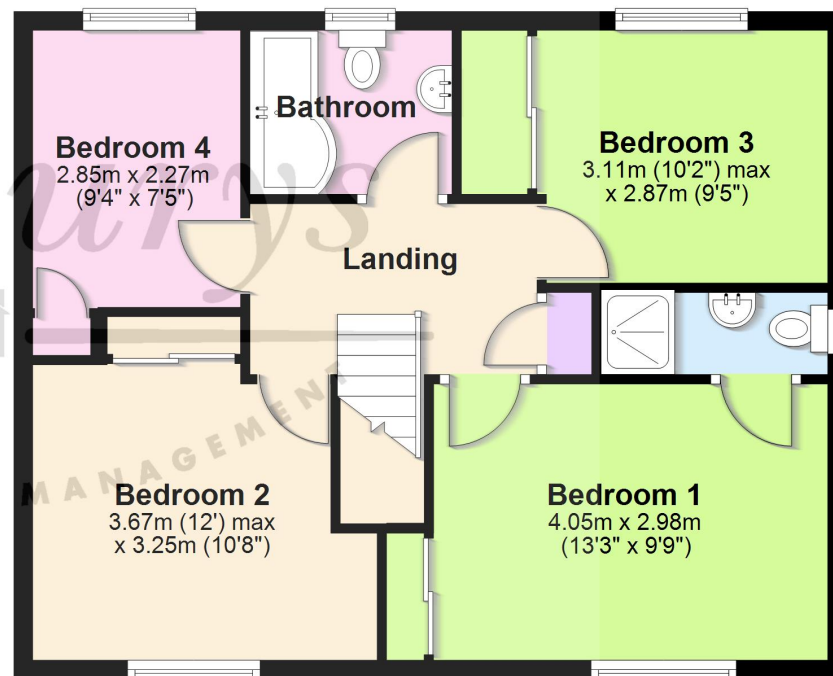
Ground Floor

Approx. 57.9 sq. metres (622.8 sq. feet)



First Floor

Approx. 55.2 sq. metres (594.1 sq. feet)



Total area: approx. 113.0 sq. metres (1216.8 sq. feet)

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

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Set in an attractive and private cul-de-sac of just 2 other neighbouring properties, this well maintained family home is fully detached and tucked away in a private spot. It also benefits from a pleasant and leafy outlook to the front and just a few minutes stroll will take you to the popular Alexander Hosea Primary School, nearby country walks and the High Street. Built in circa 1990, the property also come with a double garage and plenty of parking in front. The ground floor offers a welcoming entrance hall, from here you will find a large living room with triple aspect, including bi-folding doors looking out to the rear garden. There is also a separate dining room to the front, a downstairs WC and then a lovely modernized kitchen/breakfast room which offers a slick new look, with integrated appliances, stylish lighting and access out to the garden. The first floor provides 4 good sized bedrooms, all with fitted wardrobes. There is also a family bathroom along with an ensuite shower room to the principal bedroom. Externally there is a well tended rear garden of good size laid to lawn with mature borders and planting. To the front you will find a double garage with power and lights, set back from the house in this tucked away and private position.

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

- Attractive Detached Family Home
- Cul De Sac Location in Quiet Tucked Away Position
- 4 Good Size Bedrooms
- 2 Large Reception Rooms
- Modern Refitted Kitchen/Breakfast Room
- Family Bathroom and Ensuite to Master
- Enclosed Rear Garden with Mature Planting
- Double Garage With Ample Parking
- Walking Distance to Alexander Hosea Primary School
- Council Tax Band - E - South Gloucestershire Council

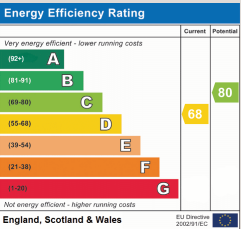
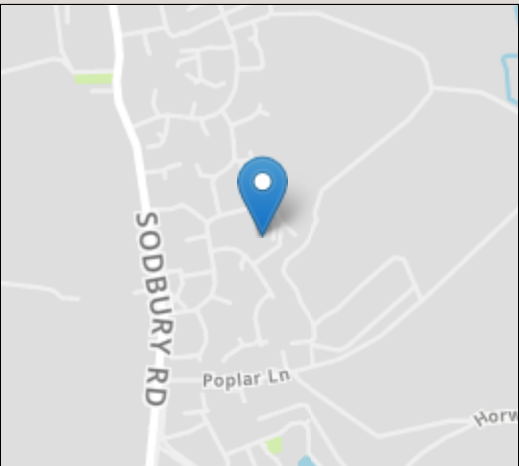
Directions

Turn into Amberley Way from the High Street and follow all the way around, passing the green on your left. Continue until the very end of the cul-de-sac where you will see a driveway to the right of a double garage. (Please leave your car here if you wish to view the house from the outside). Once in, number 72 is the middle house on your right, set opposite the double garage which will be on your left.

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

Tenure - Freehold

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



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