



1 BROOKFIELD CLOSE CHIPPING SODBURY

An individual four bedroom detached property on the semi rural outskirts of Chipping Sodbury. Brookfield Close's former show home, it occupies a prominent location overlooking the Frome, and benefits from a nice size plot. Ideal blank canvas opportunity for a lovely family home!

The location of the property is special because a four minute walk in either direction takes you to either the bustling High Street, or Sodbury Common and miles of rural walks. Although requiring modernisation, the accommodation has well-apportioned rooms, as follows:- lounge, dining room, kitchen breakfast room, downstairs cloakroom, garage, four bedrooms with master ensuite and a family bathroom. The garage sits to the side of the property for a useable remainder of the ground floor - with side access past the side of the house to a pleasant rear garden, which is laid to lawn with a patio adjoining the rear of the house. All offered for sale with no onward chain.

£450,000



COUNTRY
PROPERTY

1 Brookfield Close, Chipping Sodbury, Bristol, BS37 6PP

🌿 4 Bed Detached 🌿 Former Show Home 🌿 Garage 🌿 Pleasant Outlook 🌿 Blank Canvas 🌿 Walking Distance of High Street 🌿 Energy Efficiency Band C 🌿 No Onward Chain

Chipping Sodbury is a thriving historic market town dating back to pre-1300s. Nowadays many social activities, clubs and organisations make their home here. It has a Waitrose supermarket and full range of artisan shops, a wide selection of local pubs and restaurants, an award winning bakery and butcher, and a Town Hall events venue. We have a Golf club, tennis, rugby, football and running clubs. Bristol and Bath = 14 miles. M4 J18 = 4 miles. M5 J14 = 8 miles. Yate rail station = 2 miles. Aztec West, Abbeywood and Cribbs Causeway = 7 miles.



GROUND FLOOR

Entrance Hall Spacious entrance, stairs rising, door to cloakroom. Radiator, uPVC door and window all of the type found throughout the property.

Kitchen Breakfast Room 16' 5" max. x 12' 7" (5.00m max. x 3.84m) Beech fronted base and wall cupboards in laminate tops incorporating one and half bowl stainless steel sink, eye level electric oven, electric hob cooker with hood over, integral dishwasher, utility cupboard, space for washing machine and full height fridge freezer. uPVC door and window to rear.

Lounge 11' 7" x 15' 10" (3.53m x 4.83m) Gas fire in brick fireplace, sliding patio door to rear garden, TV point.

Dining Room 11' 7" max. x 11' 10" (3.53m max. x 3.61m) Window to front.

Downstairs Cloakroom 4' 10" max. x 5' 8" (1.47m max. x 1.73m) WC, extractor fan, radiator, hand wash basin.

Garage 8' 10" x 17' 4" (2.69m x 5.28m) Electric roller door to front, internal door opening to the breakfast room, boiler cupboard.

FIRST FLOOR

Landing Airing cupboard containing hot water cylinder, hatch to loft space (loft partly boarded and insulated with light and ladder).

Bedroom 1 10' 8" x 9' 10" min. (3.25m x 3.00m min.) Window to rear.

Ensuite Shower Room 4' 11" x 5' 10" (1.50m x 1.78m) WC, tiled shower cubicle with thermostatic mixer tap over, pedestal wash basin, obscured window to side, shaver light/socket, radiator.

Family Shower Room 5' 11" x 7' 0" (1.80m x 2.13m) WC, pedestal wash basin, walk-in shower with thermostatic mixer tap over, shaver light/socket, high level obscured window to side.

Bedroom 2 8' 10" x 12' 6" (2.69m x 3.81m) Max dimensions, built-in wardrobe, window to front.

Bedroom 3 6' 11" x 8' 5" (2.11m x 2.57m) minimum measurements, window to rear.

Bedroom 4 7' 3" max. x 12' 0" (2.21m max. x 3.66m) Built-in wardrobe, window to front.

OUTSIDE

Front Garden Providing tandem parking for two vehicles, laid to lawn with mature tree, flower borders, path to side of property.

Rear Garden 9 metres width x 12 metres approx. depth. Fence and hedge enclosed, mainly laid to lawn with patio area adjoining the rear of the property. Cold water tap, outside light

FURTHER DETAILS

Directions From the High Street by the war memorial, exit on to Hatters Lane through the narrowing. Continue for about 300 yards, past Chipping Sodbury Motors and continue over the river, turning right into Brookfield Close. The property is immediately in front of you.

Tenure Freehold

Council Tax Band E

Services Mains gas, electricity, water and drainage. Water meter connected. Virgin cable understood to be available in the road.

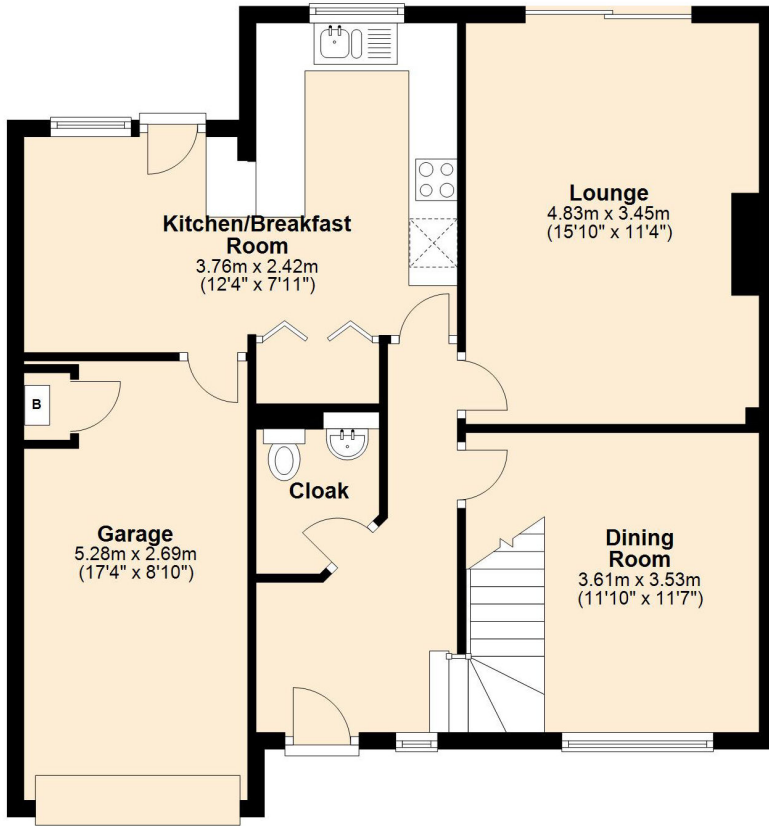


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		85
69-80	C	72	
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



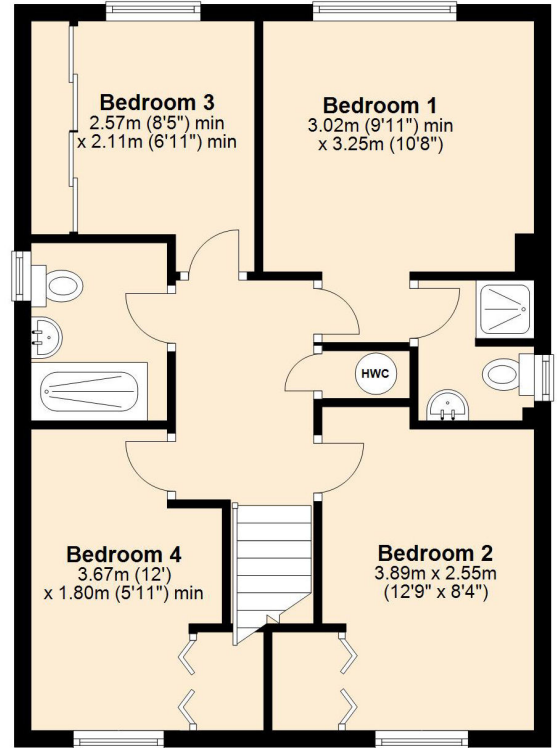
Ground Floor

Approx. 73.4 sq. metres (790.4 sq. feet)



First Floor

Approx. 51.2 sq. metres (550.8 sq. feet)



Total area: approx. 124.6 sq. metres (1341.2 sq. feet)

Sketch plan for illustrative purposes only
Plan produced using PlanUp.



COUNTRY
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