



4 Wickham Close, Chipping Sodbury, Bristol

- Extended Detached Family Home
 - Two Receptions
- Modern Family Bathroom
 - Garage & Parking
 - Double Glazing
- 4 Double Bedrooms
- Kitchen/Breakfast Room
- Generous Well Kept South Facing Garden
 - Cloakroom
 - Gas Central Heating

£499,995

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HERE TO GET *you* THERE

Entrance Porch

9'3" x 3'5"
Double glazed construction, door into

Entrance Lobby

5'9" x 4'10"
Wood effect flooring, doors into lounge and into

Cloakroom

4'10" x 3'8"
Double glazed window to the side, white suite comprising low level WC, wash hand basin, tiled walls, wood effect flooring, radiator.

Lounge

19'6" x 12'10" narrowing 10' plus 8'10" x 7'4"
Double glazed window to the side, double glazed French Doors with matching double glazed side windows to the rear, TV point, gas feature fireplace set in marble surround and hearth, two radiators, door into kitchen and further door into

Dining Room

13'8" max x 10'8"
Double glazed window to the front and side, stairs leading to the 1st floor with storage cupboard under, radiator, door into

Kitchen/Breakfast Room

18'9" x 11'9"
Double glazed window to the rear, double glazed door to the side, range of wall, drawer and base units with work surface over, stainless steel 1.5 sink unit with mixer tap over, spaces for electric oven with extractor fan over, plumbing for washing matching, further spaces for fridge/freezer, dishwasher, table and chairs, radiator, tiled flooring, part tiled walls.

First Floor Landing

Double glazed window to the front, airing cupboard housing hot water tank and shelving, access to loft space with light, doors into

Bedroom One

12'3" x 10'8"
Double glazed window to the rear, fitted wardrobes and dressing table with over head storage units to one wall, tiled shower cubicle with electric shower.

Bedroom Two

11'9" x 7'6"
Double glazed window to the front, radiator.

Bedroom Three

10'8" x 8'6"
Double glazed window to the rear, radiator.

Bedroom Four

9'3" max x 7'10"
Double glazed window to the front, radiator.

Bathroom

7' x 5'11"
Double glazed window to the side, modern white suite comprising, panelled bath with mixer tap, concealed cistern WC, vanity wash hand basin with work surface over, heated towel rail, tiled walls, wood effect flooring.

Outside

The front garden is laid to stones with mature shrub, and block pavier parking, with separate driveway leading to a single garage with up and over door (courtesy double glazed door opening to the rear garden).

The enclosed landscaped southerly facing rear garden has been laid to lawn with mature flowerbed, plant and shrub borders, patio with further lower barbeque patio area, decked area with pergola and steps leading to further secret higher garden area. There is outside tap and gated access leading to the front of the property.





ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Sketch plan for illustrative purposes only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

Viewing

Please contact our Hunters Yate Office on 01454 313575 if you wish to arrange a viewing appointment for this property or require further information.



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