



42 Chapel Lane, Old Sodbury, Bristol

- Sought After Village Location
 - Lounge
- Modern Kitchen/Breakfast Room
- 5 Bedrooms (Master En-Suite)
- Garage & Extensive Parking
- Detached Family House
 - Dining Room
 - Conservatory
 - Modern White Bathroom
- Westerly Rear Gardens Backing onto Fields

£599,950

HUNTERS®

HERE TO GET *you* THERE

Situated in the sought after village of Old Sodbury is this well presented, detached family house. The property offers light, well proportioned living accommodation that briefly comprises, entrance porch and hallway, lounge with open fireplace, modern kitchen/breakfast room, dining room and conservatory to the ground floor. Upstairs can be found five good size bedrooms (master en-suite) and modern white family bathroom. Further benefits include oil central heating, double glazing, garage, extensive off street parking to the front for many vehicles, enclosed south westerly facing rear garden backing onto open fields. This property is sure to create much interest, an early internal inspection is strongly advised to appreciate all this home has to

Porch

Double glazed windows to the front and side double glazed door, wood effect flooring with further double glazed door and matching side panel into

Hallway

Stairs to 1st floor, built in storage cupboard, radiator, doors into

Lounge

14'1" x 13'10"

Double glazed windows to the front and side, open feature fireplace set in stone surround, TV point, radiator, French multi paned doors opening to the dining room.

Kitchen/Breakfast Room

19'6" x 8'9"

Two double glazed windows to the rear, range of modern wall, drawer and base units with mixer tap over, 1.5 sink unit with mixer tap over, part tiled walls, built in wine rack, spaces for dishwasher, fridge/freezer, plumbing for washing machine, space for Range cooker with cooker hood over, two pantry cupboards, radiator, space for table and chairs, double glazed door to the side and door into

Dining Room

13' x 9'5"

Double glazed window to the side, double glazed patio doors opening into conservatory, wood effect flooring, radiator.

Conservatory

13'10" x 13'10" max

Double glazed construction on dwarf wall with polycarbonate roof, wood effect flooring, radiator, double glazed French doors opening into the rear garden.

First Floor Landing

Access to part boarded loft space, storage cupboard, doors into

Bedroom One

14'5" max x 11'8"

Double glazed window to the front, radiator, door into

En-Suite

Double glazed window to the side, white suite comprising, tiled shower cubicle, low level WC, vanity wash hand basin, tiled walls, radiator, extractor fan.

Bedroom Two

13'1" (to wardrobe) x 8'1"

Double glazed window to the front, radiator, built in wardrobe.

Bedroom Three

11'5" x 9'5"

Double glazed window to the rear with views overlooking fields, built in wardrobe, radiator.

Bedroom Four

10' x 8'6"

Double glazed window to the front, radiator.

Bedroom Five

9'4" x 8' max

Double glazed window to the rear, radiator, built in wardrobe.

Bathroom

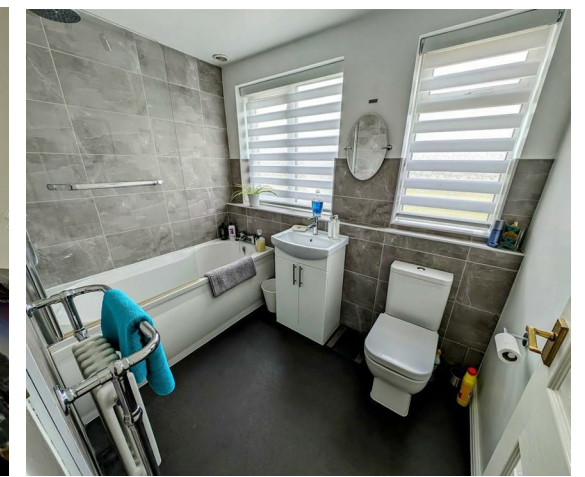
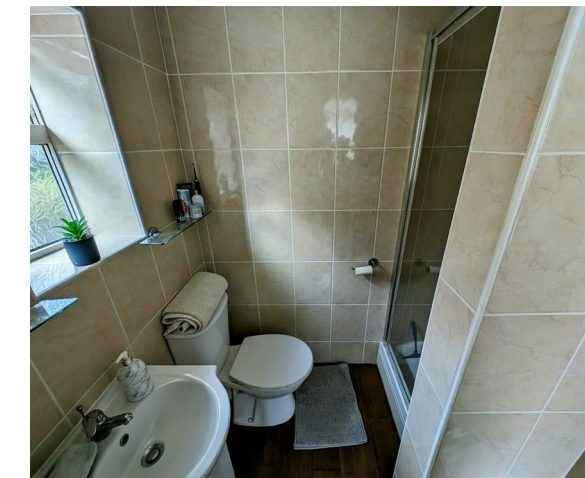
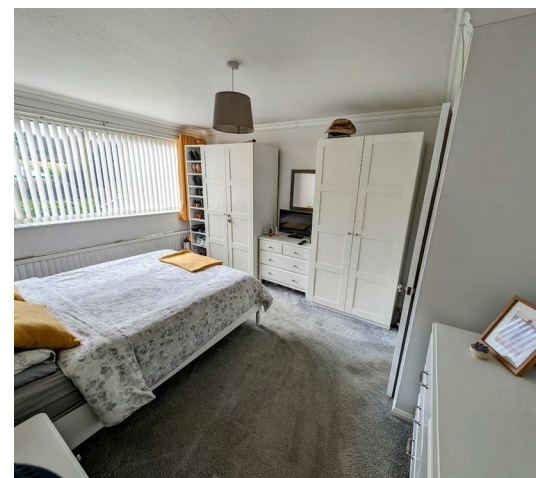
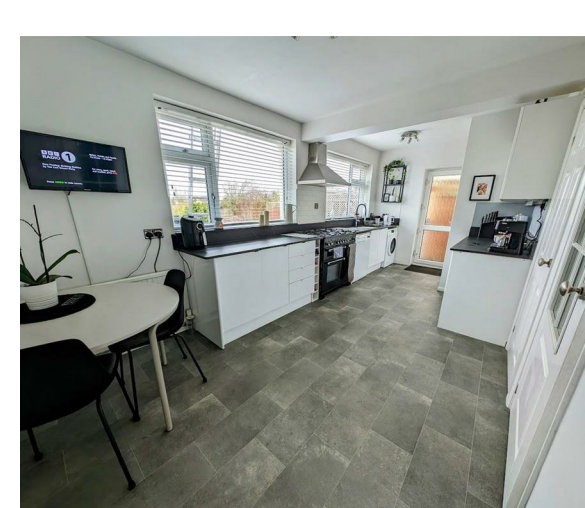
8'5" x 5'9"

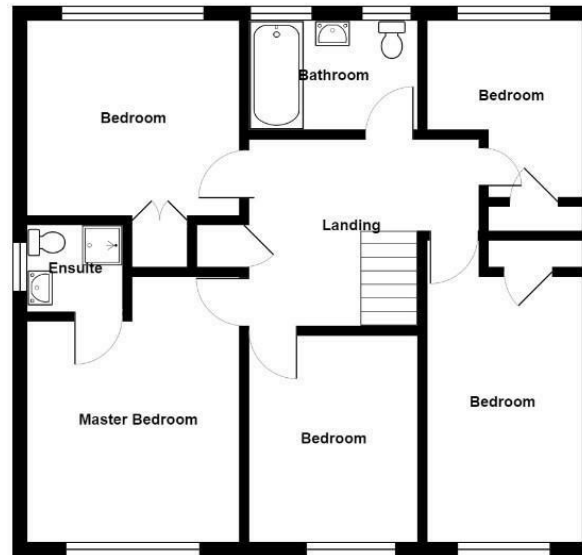
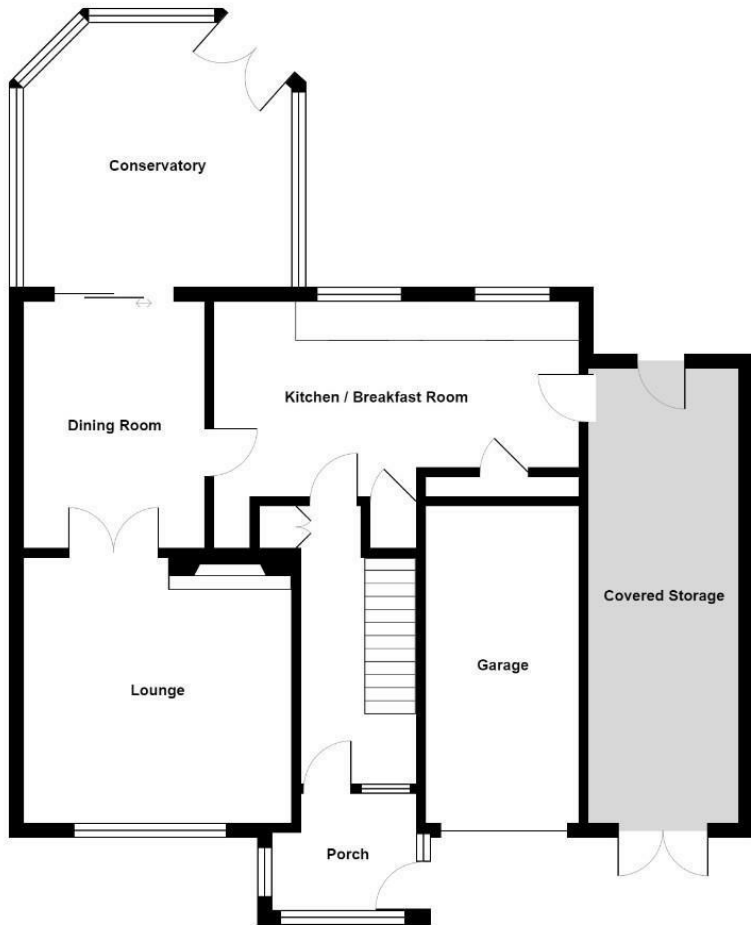
Two double glazed windows to the rear, modern white suite comprising, panelled bath with shower over, vanity wash hand basin with mixer tap over, WC, radiator, part tiled walls.

Outside

The front has mature hedge screening lawn area with mature shrub borders. There is a large driveway laid to stones providing off street parking for many vehicles leading to an integral single garage with up and over door, light and power and further gated covered storage area (26'11" x 8'3") accessing the front and rear gardens.

The enclosed south westerly facing rear garden is laid to patio, further decked area with wooden balustrade, lawn area with mature shrubs and plant borders. greenhouse, outside tap all over backing onto open green fields.





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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			71
(55-68) D		58	
(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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