



## 51 Finch Road, Chipping Sodbury, Bristol

- Spacious Detached Family Home
  - 4 Substantial Bedrooms
    - \*Single Garage
- Large Corner Plot with Gardens to Rear, Front and Sides
- Open Views on Three Sides
- Separate Lounge & Dining Room
  - Driveway Parking
  - Council Tax Band D (SGC)

**£425,000**

**HUNTERS<sup>®</sup>**

HERE TO GET *you* THERE

**Area Description**

The historic market town of Chipping Sodbury with its range of shops and businesses 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. The nearby Yate train station (approx. 1.9 miles away) also provides good transport links for commuters to Bristol. Both Primary and Secondary Schooling are nearby and Chipping Sodbury offers many nearby country walks and other social amenities, whilst nearby Yate in addition to shops and supermarkets has a Health Centre, a Health and Fitness Leisure Centre, and Cinema Complex.

**Entrance Hallway**

Double glazed door, parquet flooring, radiator, stairs to 1st floor with storage cupboard under, doors into

**Cloakroom**

Double glazed window, white suite comprising vanity wash hand basin, low level WC, part tiled walls, radiator.

**Kitchen/Breakfast Room**

17'10" x 9'9"  
Two double glazed windows and double glazed door to the rear. A range of 'Chestnut' natural wood wall, drawer and base units with Durapal work surface over, 'Franke' Stainless steel 1.5 sink unit with 'Eiger' mixer tap, built in John Lewis appliances that include low level double electric oven and grill, 5 burner gas hob, dishwasher, with spaces for fridge/freezer, table and chairs, and plumbing for washing machine, radiator, double doors opening into

**Dining Room**

14'8" x 11'5"  
Double glazed window with views to the front garden, feature fireplace, radiator.

**Lounge**

15'9" x 11'6"  
Double glazed window and double glazed French doors opening onto patio and pond area, radiator, TV point, wood burner stove.

**Utility Room**

7'5" x 6'2"  
Double glazed window, range of wall and base units with Durapal work surface over, wall mounted Worcester gas boiler.

**Outer Hallway**

Double glazed door, radiator, parquet flooring, doors into utility, lounge and kitchen/breakfast rooms.

**First Floor Landing**

Double glazed window, with access to part boarded loft space with ladder and lighting, airing cupboard housing hot water tank and shelving, doors into

**Bedroom One**

15'8" x 11'6" max  
Two double glazed windows, radiator, built in Hammonds fitted wardrobes, door into

**Dressing Room**

11'5" max (reduced headroom) x 6'8"  
Double glazed Velux window, wood effect flooring.

**Bedroom Two**

11'11" x 9'9"  
Double glazed window with views towards the river Severn, built in wardrobe and radiator.

**Bedroom Three**

9'8" x 9'8"  
Double glazed window and radiator.

**Bedroom Four**

10'1" x 8' max  
Double glazed window, with built in cupboard, radiator.

**Bathroom**

7'10" x 6'8"  
Double glazed window, Shire's suite comprising panelled shower bath with 'Shower force' power shower over with low pressure feed from the hot and cold-water storage tanks, low level WC, pedestal wash hand basin, part tiled walls, radiator, and wood effect flooring.

**Outside**

The property has a wrap around garden to the front, rear and both sides laid to lawn with patio area, well stocked with tree, hedges, shrubs, plants and flower bed borders, a garden arbour, garden pond, and outside tap, outside electrics with gated access to both the front and rear of the property, with additional double gated access providing additional off-street parking currently used to store a motor home.

**\*Garage & Parking**

There is a detached single garage with up and over door, light, power and courtesy door to the side, further driveway providing off street parking.

**Agents Note**

\*Garage to be confirmed by land registry.








Area: 70.1 m<sup>2</sup> ... 755 ft<sup>2</sup>



Area: 70.4 m<sup>2</sup> ... 757 ft<sup>2</sup>

## 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		72	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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