



## 18 Leaman Close, Chipping Sodbury, Bristol

- Link- Detached Family Home
- Walking Distance Chipping Sodbury High Street
  - 3 Double Bedrooms
  - Kitchen Utility & Cloakroom
- Well Maintained Landscaped Gardens

- Sought After Cul-De-Sac Location
  - 3 Reception Rooms
- Modern Bathroom & Shower Room
  - Utility & Cloakroom
- Garage & Off Street Parking

**£550,000**

**HUNTERS®**  
HERE TO GET *you* THERE



Nestled in the charming Leaman Close, Chipping Sodbury, this delightful link-detached house (originally four bedrooms) offers a perfect blend of comfort and modern living. Spanning an impressive 1,388 square feet, this well-presented family home is ideally situated just a stone's throw from the sought-after Chipping Sodbury High Street, providing easy access to local amenities and a vibrant community atmosphere.

This home has been thoughtfully reconfigured to create three spacious double bedrooms, ensuring ample space for family living. The property boasts two modern bathrooms, including a family bathroom and a convenient shower room, catering to the needs of a busy household.

Upon entering, you are greeted by a welcoming entrance hallway that leads to a bright and airy lounge, perfect for relaxation. The study offers a quiet space for work or study, while the dining room provides an ideal setting for family meals and entertaining guests. The well-equipped kitchen, along with a utility room and cloakroom, adds to the practicality of this lovely home.

Outside, the beautifully landscaped gardens at both the front and rear create a serene outdoor retreat, perfect for enjoying sunny days or hosting gatherings. Additionally, the property features a generous 22-foot garage and parking, ensuring convenience for residents and visitors alike.

This charming home, built in the 1960s, combines modern amenities with a warm, inviting atmosphere, making it an excellent choice for families seeking a peaceful yet vibrant lifestyle in Chipping Sodbury. Don't miss the opportunity to make this wonderful property your own.



### Entrance Hallway

Double glazed door with double glazed full length windows to the front, radiator, stairs to 1st floor, doors into

### Cloakroom

White modern suite comprising concealed cistern WC with work surface over and storage cupboard, vanity wash hand basin, tiled flooring, extractor fan, heated towel rail.

### Lounge

17'10" x 11'8"

Double glazed window to the front, radiator, gas feature fireplace with wooden surround, TV point, further door into

### Study

10'6" x 8'10"

Double glazed door with double glazed full length window to the front, radiator, door into

### Dining Room

11'9" x 8'10"

Double glazed door with double glazed full length window to the rear, radiator, door into

### Kitchen

17'10" x 9'4"

Two double glazed windows to the rear, range of wall, drawer and base units with work surface over, double bowl sink unit with mixer tap over, space for gas cooker with extractor fan over, spaces for under counter fridge and dishwasher, pantry (under stair) cupboard, floor mounted Potterton gas boiler, further door back into the hallway.

### Utility

9'4" x 7'4"

Double glazed door and double glazed windows to the side and rear, built in wall cupboards, spaces for fridge/freezer, plumbing for washing machine and tumble dryer.

### First Floor Landing

Double glazed window to the side, access to part boarded loft space with ladder and light, doors into

### Bedroom One

12'9" x 11'9"

Double glazed window to the front, radiator, built in double cupboard and two built in double wardrobes.

### Bedroom Two

11'9" x 11'5"

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

### Bedroom Three

10'6" x 8'10"

Double glazed window to the rear, radiator.

### Bathroom

7'3" x 6'

Double glazed window to the rear, white suite comprising, panelled bath with mixer tap over, tiled shower cubicle, pedestal wash hand basin, extractor, heated towel rail.

### WC

Double glazed window to the rear, white WC.

### Shower Room

8'3" x 7'5"

Double glazed window to the rear, white modern suite comprising walk in double shower cubicle, vanity wash hand basin, concealed cistern WC with storage cupboard and work surface over, heated towel rail, airing cupboard with shelving and further heated towel rail.

### Outside

The walled front garden is laid to lawn with mature small trees, shrubs, plant and flower bed borders.

The enclosed rear garden is laid mainly to lawn with well stocked shrub and plant borders, outside tap, block paved patio area, pergola over bin storage area with courtesy door into the garage, double opening front and rear access shed to the side with further gated access leading to the front of the property.

### Garage

22'3" x 8'6"

There is an attached larger than average single garage with electric up and over door, light and power, courtesy door to the rear, with block paved driveway to the front, providing off street parking for a couple of vehicles.


"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted"



## 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) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>48</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.



80-82 Station Road, Yate, Bristol, BS37 4PH  
Tel: 01454 313575 Email: [yate@hunters.com](mailto:yate@hunters.com) <https://www.hunters.com>