



## 38 Kestrel Close, Chipping Sodbury, Bristol

- Detached Family House
  - Conservatory
  - Cloakroom
  - White Family Bathroom
- Gardens to Front, Side and Rear

- 2 Receptions
- Modern Kitchen & Utility
  - 3 Bedrooms
  - Garage & Parking
- Open Outlook to the Front

**£375,000**

**HUNTERS®**

HERE TO GET *you* THERE



Nestled in the charming area of Kestrel Close, Chipping Sodbury, Bristol, this delightful detached family house with Southerly facing rear garden presents an excellent opportunity for those seeking a comfortable and spacious home. Spanning an impressive 893 square feet, the property boasts a well-thought-out layout that is perfect for family living.

Upon entering, you are welcomed by a cloakroom that leads into a generous lounge, ideal for relaxation and entertaining. The dining room flows seamlessly into a bright conservatory, providing a lovely space to enjoy the garden views throughout the seasons. The modern kitchen is equipped with a utility area, ensuring practicality for everyday tasks.

The property features three well-proportioned bedrooms, complemented by a white family bathroom, making it suitable for families of all sizes. With gas central heating and double glazing throughout, comfort and energy efficiency are assured.

Externally, the house benefits from gardens to both the front, side and rear, offering a tranquil outdoor feel. Additionally, there is parking available with a garage and carport, providing convenience for busy families.

The open outlook to the front enhances the appeal of this home, creating a pleasant atmosphere. This property, built in the 60's, combines classic charm with modern living, making it a wonderful choice for anyone looking to settle in a friendly community. Don't miss the chance to make this lovely house your new home.



### Entrance Hallway

Double glazed door, radiator, stairs to 1st floor, door to lounge and door into

### Cloakroom

Double glazed window to the side, white suite with vanity wash hand basin, WC, tiled walls, radiator, wood effect flooring.

### Lounge

14'10" max x 14'9"

Double glazed window to the front, TV point, electric feature fireplace, radiator, wood effect flooring, under stair storage cupboard, door into

### Dining Room

10' x 8'9"

Double glazed patio door into conservatory, radiator, opening into

### Kitchen

9'6" x 8'8"

Double glazed window to the rear, range of wall, drawer and base units with work surface over, 1.5 sink unit with mixer tap, integrated fridge and dishwasher, electric Range cooker with splash back and cooker hood over, double glazed door into

### Utility

9' x 7'3"

Double glazed construction on a dwarf wall with poly carbonate roof, range of base units with work surface over, plumbing for washing machine, double glazed door to the rear.

### Conservatory

10'10" x 9'8"

Double glazed construction on dwarf wall, with poly carbonate roof, radiator, double glazed French doors opening to the rear garden.

### First Floor Landing

Access to part boarded loft space, airing cupboard housing gas boiler with shelving, double glazed window to the side, doors into

### Bedroom One

14'9" x 9'11"

Double glazed window to the front, radiator.

### Bedroom Two

9'11" x 9'10"

Double glazed window to the rear, radiator.

### Bedroom Three

9'11" x 7'9" max

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

### Bathroom

7'7" x 6'8"

Double glazed window to the rear, white suite comprising panelled bath with mixer tap and electric shower over, pedestal wash hand basin, WC, part tiled walls, storage cupboard with shelving, radiator.

### Outside

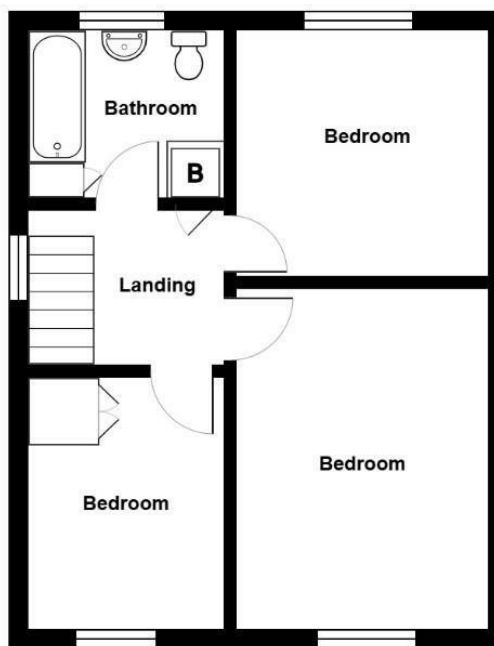
The front is laid to lawn with mature bushes, shrubs and plant borders with pathway leading to the front door and open outlook to the front.

The enclosed rear garden is raised lawn, decked and pea gravelled areas with mature flower shrub borders, with steps leading to patio area, pergola and gardens shed to the side, outside tap with gated access to both the front and rear of the property.

### Garage

There is a detached single garage with up and over door, light and power with double glazed window to the rear and courtesy door to the side with further carport providing further parking space to the side.


"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>80</b>
(69-80) <b>C</b>	<b>66</b>	
(55-68) <b>D</b>		
(39-54) <b>E</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>