



21 Ross Close, Chipping Sodbury, Bristol

- Well Presented
- Detached Family Home
 - Conservatory
- Lounge with Bay Fronted Window
- West Facing Enclosed Rear Garden

- Three Bedrooms
 - Cloakroom
- Fitted Kitchen Diner
- Garage & Parking
- Walking Distance to High Street

£465,000

HUNTERS®

HERE TO GET *you* THERE

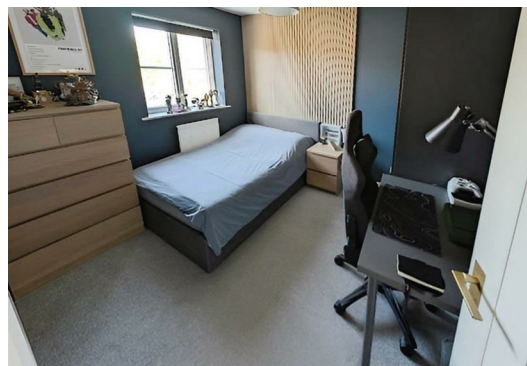
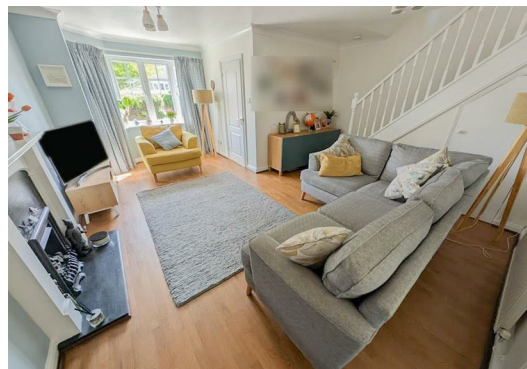
Situated in the desirable St Johns Way area of Chipping Sodbury, this charming three-bedroom detached house on Ross Close offers a perfect blend of comfort and convenience. Spanning an impressive 861 square feet, this well-presented property is ideal for families or those seeking a peaceful retreat close to local amenities.

Upon entering, you are welcomed into a spacious lounge featuring a delightful bay-fronted window, allowing natural light to flood the room. The modern kitchen diner is perfect for family meals and entertaining, while the adjoining conservatory provides a lovely space to relax and enjoy views of the garden. The ground floor also benefits from a convenient cloakroom, enhancing the practicality of the home.

Upstairs, you will find three well-proportioned bedrooms, each offering a comfortable and inviting atmosphere. The modern white bathroom is tastefully designed, ensuring a refreshing space for daily routines. The property is equipped with gas central heating, providing warmth and comfort throughout the year.

Outside, the west-facing enclosed rear garden is low maintenance, making it an ideal spot for outdoor gatherings or simply unwinding in the sun. Additionally, the property boasts a garage and parking space for two vehicles, a rare find in such a sought-after location.

With its proximity to the high street and local amenities, this home is perfectly positioned for those who appreciate both tranquillity and accessibility. Viewing is strongly advised to fully appreciate the charm and potential of this delightful property.



Hallway

Wood effect flooring, radiator, door into lounge and door into

Cloakroom

Double glazed window to the front, white WC, wash hand basin with tiled splash back, tiled floor, radiator.

Lounge

19'1" into bay x 13'6" max

Double glazed bay fronted window to the front, two radiators, TV point, stairs to 1st floor, double doors opening into

Kitchen/Diner

16'2" x 8'10"

Two double glazed window to the rear, range of modern wall, drawer and base units with composite work surface over and under lighting, stainless steel sink unit with mixer tap over, built in electric oven with hob and extractor fan over, integrated appliances to include dishwasher, fridge, microwave, breakfast bar with washing machine, space for table and chairs, radiator, door into

Conservatory

12' x 6'7"

Double glazed construction on a dwarf wall with polycarbonate roof, wood effect flooring, double glazed French doors opening to the rear and double glazed door opening to the side.

First Floor Landing

Access to part boarded loft space with ladder, light and gas boiler.

Bedroom One

14'8" x 8'8"

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

Bedroom Two

9'11" x 9'7"

Double glazed window to the rear, radiator, part panelled feature wall.

Bedroom Three

11' x 7'2" max

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

Bathroom

Double glazed window to the rear, white suite comprising panelled bath with shower extension to mixer tap, pedestal wash hand basin, WC, radiator, tiled walls, wood effect flooring, ceiling spotlights, extractor fan.

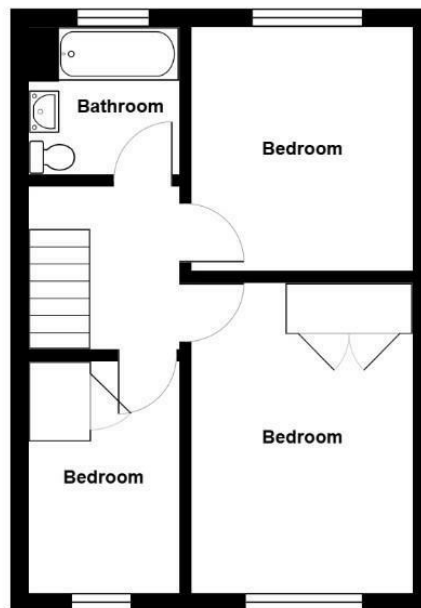
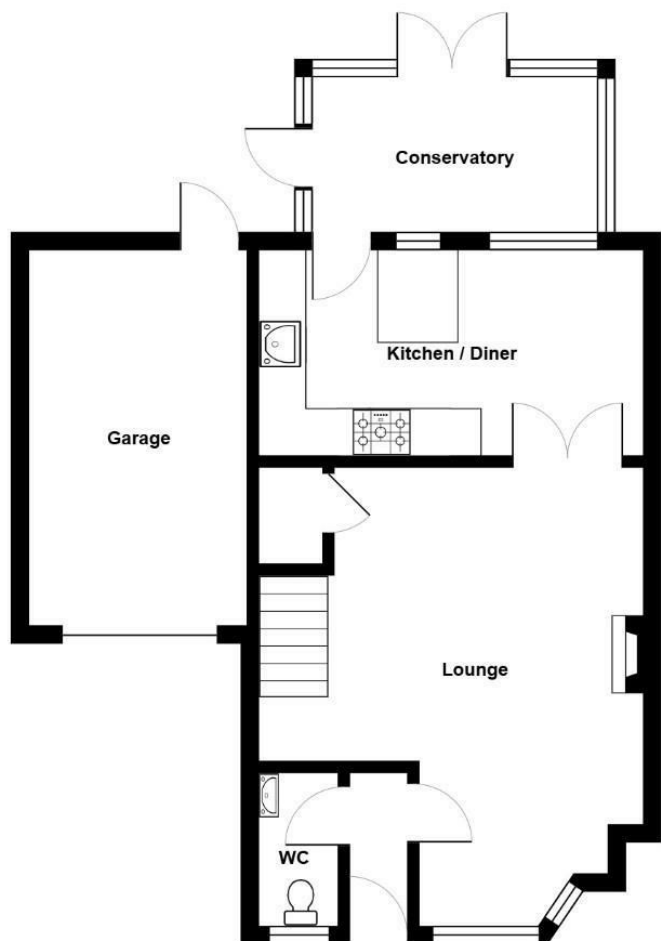
Outside

The front has been parking for two vehicles, electric car charging port and access to a single garage with roller door, light, power, rafter storage, and courtesy door into the rear garden.

The enclosed west facing rear garden is laid to artificial grass, with patio area, raised flower bed with small tree borders, outside tap, garden shed and courtesy door into the garage.

Agents Note


"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) A		85
(81-91) B		
(69-80) C	70	
(55-68) D		
(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.



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