



# Finch Road, Chipping Sodbury, BS37

£385,000

3 1 1 D

This delightful three-bedroom detached house offers a perfect blend of comfort and modern living. The property has been thoughtfully extended, providing ample space for families or those who enjoy entertaining. Upon entering, you are welcomed into a generous 29-foot lounge/diner, which is bathed in natural light, creating a warm and inviting atmosphere. The excellent kitchen is well-equipped, making it a joy for any home cook, while the stylish shower room and convenient downstairs cloakroom add to the practicality of the home. A utility room further enhances the functionality of the living space, ensuring that everyday tasks are easily managed. The property benefits from gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year. The fine sized west-facing garden is a true highlight, offering a lovely outdoor space to relax and enjoy the sunshine, perfect for family gatherings or quiet evenings. Additionally, the house features a garage and off-road parking, providing convenience and security for your vehicles. Fronting Heron Way, this home is ideally located convenient to local amenities and transport links. This extended three-bedroom detached house on Finch Road is a wonderful opportunity for those seeking a comfortable and stylish family home in the picturesque setting of Chipping Sodbury. Don't miss the chance to make this property your own.



#### ENTRANCE HALL

Double glazed door to front, stairs to first floor with cupboard beneath, engineered wood flooring, radiator.

#### DOWNSTAIRS CLOAKROOM

Double glazed window to side, white WC, wash hand basin, tiled walls, mirror, radiator.

#### LOUNGE/DINER 29'4" x 11'4" narrowing to 8'8"

Double glazed window to front, feature fireplace with wood burner, oak flooring to dining area, TV point, double glazed patio doors to rear garden, radiator, opening to kitchen.

#### KITCHEN 14'11" x 8'9"

Double glazed window to side and rear, range of modern wall and base units with quartz work surfaces, plynth under lighting, single bowl sink unit, electric 'John Lewis' oven and Smeg hob, space for fridge/freezer and dishwasher, cupboard containing gas combination boiler, tiled floor, opening to utility area.

#### UTILITY 10'10" x 3'7"

Wall units and base unit, work surface, stainless steel sink, space for washing machine, radiator, tiled floor, double glazed door to side.

#### FIRST FLOOR LANDING

Double glazed window to side, access to loft space.

#### BEDROOM ONE 14'10" ( to inside of wardrobes ) x 9'11"

Triple glazed window, fitted wardrobes, box style radiator.

#### BEDROOM TWO 9'11" x 9'10"

Triple glazed window to rear, radiator.

#### BEDROOM THREE 9'11" ( including cupboard ) x 7'7"

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

#### SHOWER ROOM

Double glazed window to rear, Double shower cubicle with overhead shower, vanity wash hand basin, WC, heated towel rail, part tiled walls, under floor heating,

#### FRONT GARDEN

Mainly laid to lawn.

#### REAR GARDEN

Laid to lawn with patio, storage shed to the side, garden gate. outside tap.

#### GARAGE 17'0" x 7'9"

Single garage with up and over door and hardstanding, power and light.

#### GENERAL

We are unable to confirm whether the statutory consents have been obtained for the extensions/conversion/alterations.

#### 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”

Tenure: Freehold  
Council Tax Band:

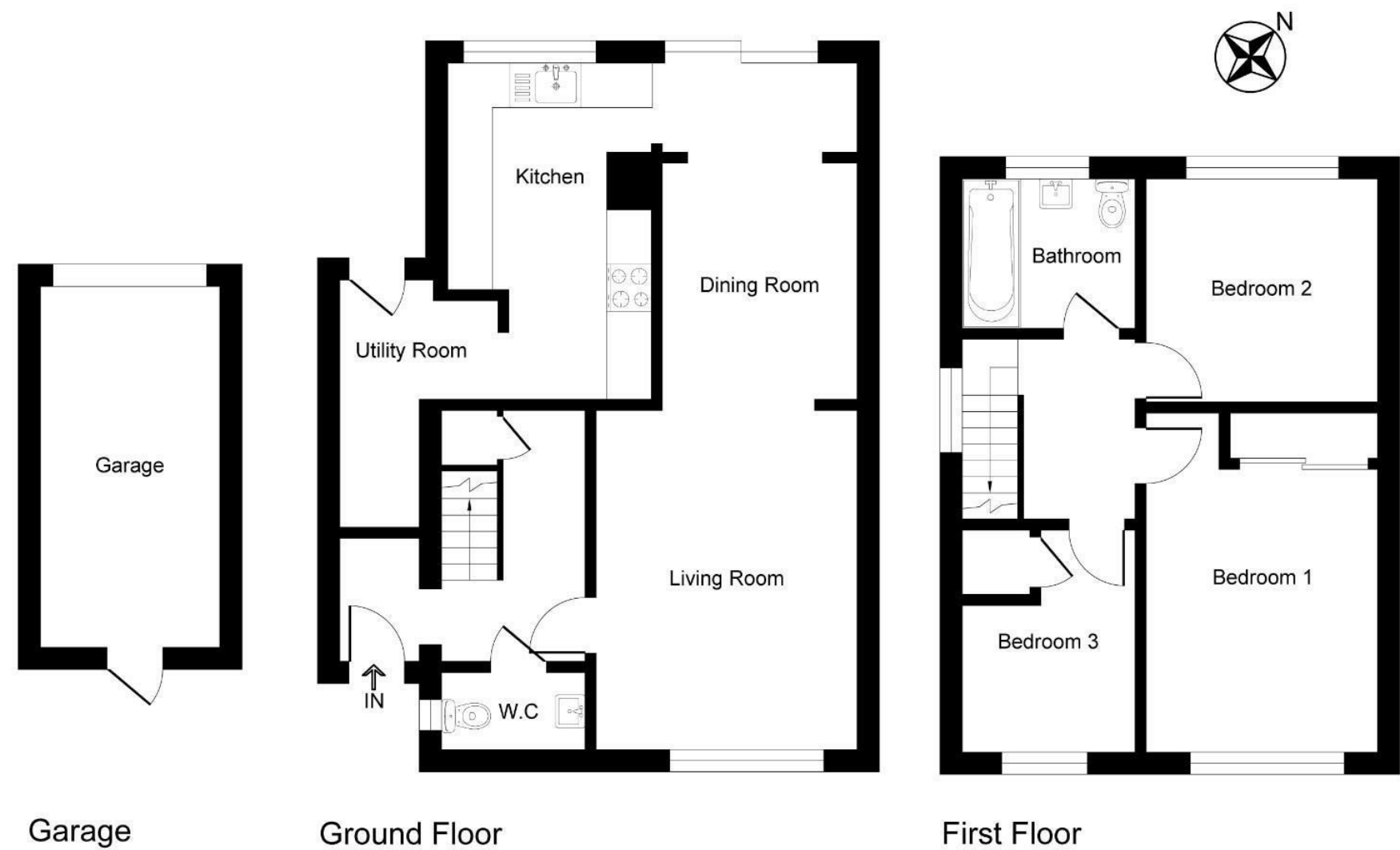


Illustration for identification purposes only, measurements are approximate, not to scale.

- Extended Three Bedroom Detached
- Excellent Kitchen and Bathroom
- Downstairs Cloakroom Utility Room
- 29' Lounge/Diner
- Gas Central Heating
- Double Glazing
- West Facing Garden
- Garage and Off Road Parking
- Fronting Heron Way

| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         | 82                         |
| (81-91) B                                   |         |                            |
| (69-80) C                                   |         |                            |
| (55-68) D                                   | 66      |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating      |               |                                                                                                               |
|-----------------------------------------------------|---------------|---------------------------------------------------------------------------------------------------------------|
|                                                     | Current       | Potential                                                                                                     |
| Very environmentally friendly - lower CO2 emissions |               |                                                                                                               |
| (92 plus) A                                         | <div>62</div> | <div>78</div>                                                                                                 |
| (81-91) B                                           |               |                                                                                                               |
| (69-80) C                                           |               |                                                                                                               |
| (55-68) D                                           |               |                                                                                                               |
| (39-54) E                                           |               |                                                                                                               |
| (21-38) F                                           |               |                                                                                                               |
| (1-20) G                                            |               |                                                                                                               |
| Not environmentally friendly - higher CO2 emissions |               |                                                                                                               |
| 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.