



ASKING PRICE

**£410,000**

**Trinity Meadows**

Chipping Sodbury, BS37 6FW

## PROPERTY SUMMARY

A stunning three bedroom semi-detached home situated within the popular Florence Gardens development constructed by Cotswold Homes in 2019. This beautiful home has been well maintained by its current owners and boasts spacious accommodation throughout. The property also benefits from being located only moments away from the Historic Chipping Sodbury High Street and central Waitrose store.

The property is entered into a welcoming entrance hall with stairs rising to the first floor and a useful cloakroom. The kitchen / diner provides everything you need for modern living including integral appliances and a range of wall and base units. There are French doors leading into the rear garden which allow natural light to flood in and create a true "Family Hub" of the home. The living room sits adjacent and runs the width of the property with French doors leading into the garden.

On the first floor you will find the principal bedroom which benefits from an en-suite shower room and some pleasant views to the front. There are two further double bedrooms and a family bathroom which complete the inside of the property.

Externally the property boasts a front entrance which is laid to decorative stone and a well presented rear garden with side access. The garden has been very well maintained with a patio area and artificial grass. This great space is perfect for Al Fresco dining and entertaining during those warmer months. There is also a good sized driveway with ample parking.

Management Charges apply.

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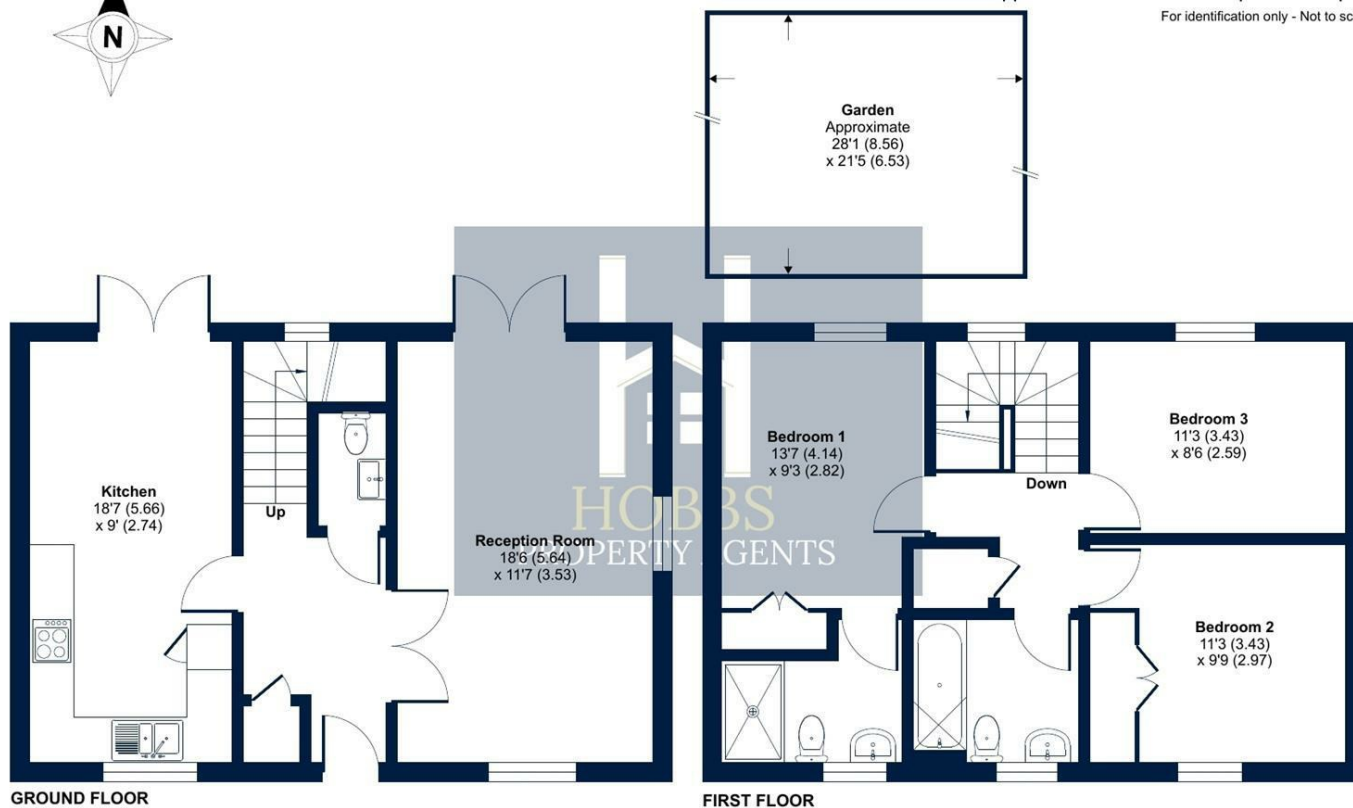
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# Trinity Meadows, Chipping Sodbury, Bristol, BS37

Approximate Area = 1032 sq ft / 95.8 sq m  
For identification only - Not to scale



**LOCAL AUTHORITY**  
South Gloucestershire

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
D

**VIEWINGS**  
Strictly by appointment only with  
Hobbs Property Agents

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Hobbs Property Agents Limited. REF: 1090294



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