



ASKING PRICE

£329,950

Mallard Close

Chipping Sodbury, BS37 6HZ

PROPERTY SUMMARY

This well presented and extended three bedroom semi detached home offers a blend of comfort and practicality. The property features an inviting entrance hall that leads to a convenient downstairs cloakroom. The spacious living room boasts a large window overlooking the front garden and a charming gas fireplace, creating a cosy and welcoming atmosphere. An extended dining and family room opens through doors into the rear garden, seamlessly connecting indoor and outdoor spaces.

The kitchen is thoughtfully designed with ample storage, a built in oven and hob, and space for white goods, with an additional door leading to the rear entrance porch. Upstairs, there are two double bedrooms and a generously sized single bedroom, all complemented by a modern family bathroom. The home also provides access to loft space for additional storage.

The exterior features a generous front garden laid to lawn, a rear garden with a patio and lawn perfect for entertaining and a double width driveway and single garage, offering ample parking and convenience.

3



1



2









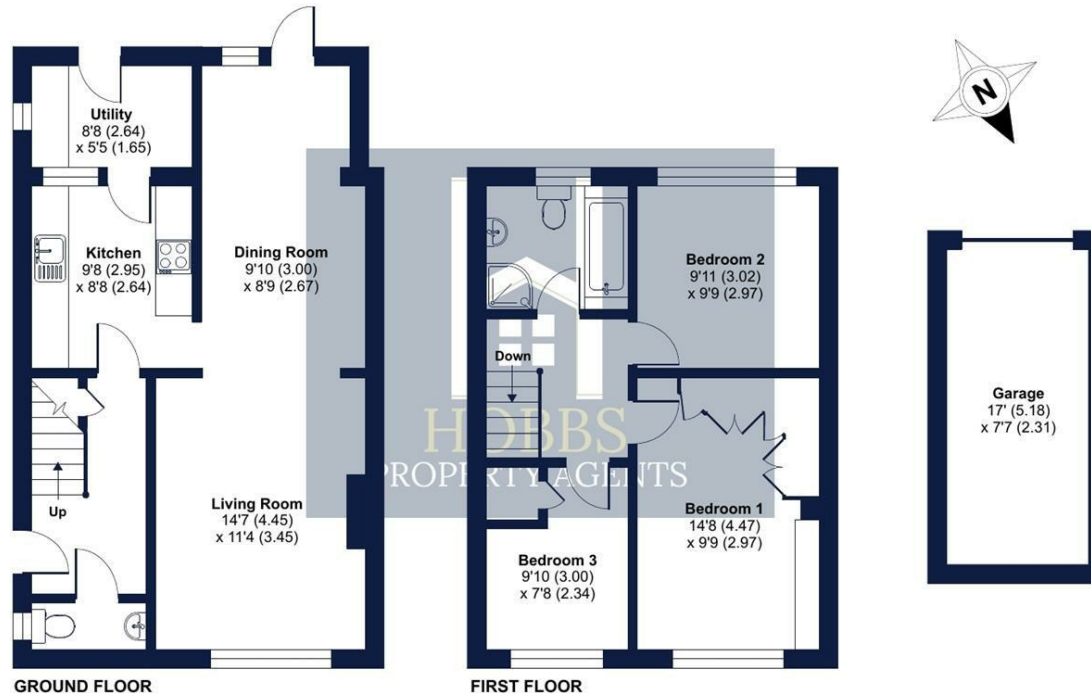
Mallard Close, Chipping Sodbury, Bristol, BS37

Approximate Area = 1011 sq ft / 93.9 sq m

Garage = 130 sq ft / 12.1 sq m

Total = 1141 sq ft / 106 sq m

For identification only - Not to scale



LOCAL AUTHORITY
South Gloucestershire

TENURE
Freehold

COUNCIL TAX BAND
B

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(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

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 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hobbs Property Agents Limited. REF: 1234398



OFFICE DETAILS

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