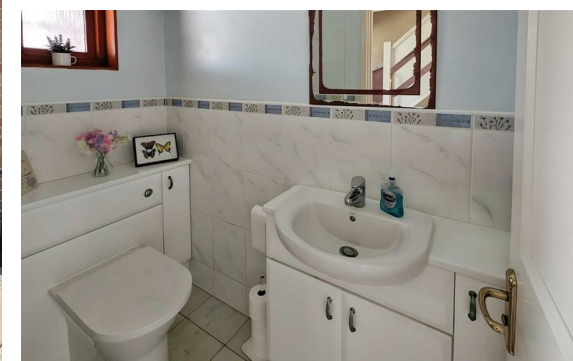




## 12 Walshe Avenue, Chipping Sodbury, Bristol

- Spacious Detached Home
- Kitchen & Utility Room
- 4 Bedrooms (Master Ensuite Shower)
- Double Glazed Gas Central Heating Solar Panel
- Garage & Parking
- Lounge/Diner & Conservatory
- Cloakroom
- Family Bathroom
- South Facing Garden
- No Chain

**£550,000**

**HUNTERS®**

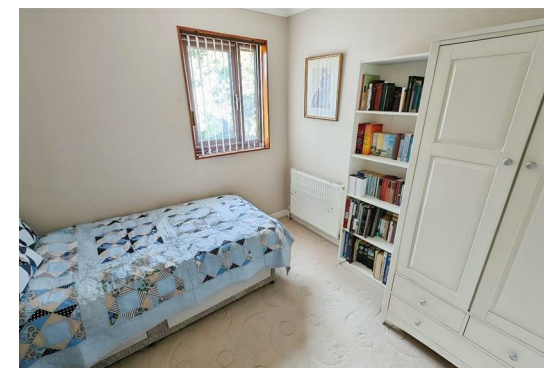
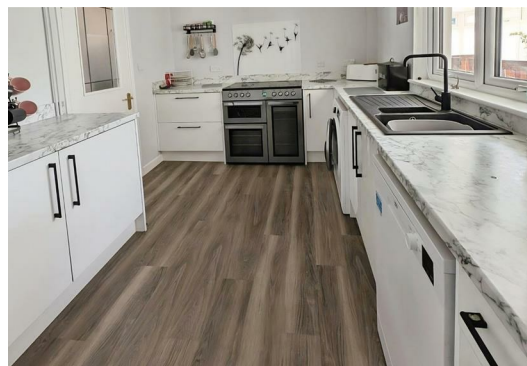
HERE TO GET *you* THERE

Nestled in the sought-after and tranquil cul-de-sac of Walshe Avenue, Chipping Sodbury, this spacious family home presents an exceptional opportunity for those seeking comfort and convenience. With no onward chain, this property is ready for you to move in and make it your own.

Upon entering, you are greeted by a welcoming entrance porch that leads into a generous hallway, complete with a cloakroom for added convenience. The ground floor boasts two well-proportioned reception rooms, including a bright and airy lounge/diner, a functional kitchen, and a utility room, all of which provide ample space for family gatherings and entertaining. The conservatory, bathed in natural light, offers a perfect spot to relax and enjoy views of the garden.

The first floor is home to four bedrooms, with the master suite featuring an ensuite shower and basin, ensuring privacy and comfort. A family bathroom serves the remaining bedrooms, making this layout ideal for family living. This property benefits from double glazing and gas central heating, ensuring warmth and energy efficiency throughout the year. The owned solar panels further enhance its eco-friendly credentials. The southerly facing enclosed garden is a delightful outdoor space, perfect for children to play or for hosting summer barbecues. Additionally, there is a front garden with parking and a garage, providing practical solutions for your everyday needs.

Backing onto a lovely park and just a short stroll from Chipping Sodbury High Street, this home offers both tranquillity and accessibility to local amenities. Viewing is strongly advised to fully appreciate all that this remarkable property has to offer.



### Entrance Porch

12' x 3'8"

Double glazed patio doors with double glazed side panels, tiled floor, with further double glazed door and matching double glazed side panel into

### Hallway

Double glazed window to the front, stairs to first floor, radiator, dado rail, coving, doors into

### Cloakroom

Double glazed window to the front, white suite comprising concealed cistern WC, with storage to the side and work surface over, vanity wash hand basin with storage under, part tiled walls, tiled flooring, heated towel rail.

### Lounge/Diner

22'7" x 15'3"

Double glazed box window to the front, double glazed window to the side, Tv point, wood effect flooring, two radiators, double glazed bi-folding doors opening into

### Conservatory

24'1" x 10'9"

Double glazed windows to the rear and side, three double glazed Velux windows, radiator, wood effect flooring, ceiling spotlights, double glazed patio doors opening the garden and further double glazed door into the utility room.

### Kitchen

11' x 8'10"

Double glazed window to the rear, range of modern base and drawer units with work surface over, 1.5 sink unit with mixer tap, space for electric Range cooker with splash back, spaces for dishwasher and plumbing for washing machine, wood effect flooring, door into

### Utility

15'8" x 9'11"

Double glazed window to the rear, double glazed door into the conservatory, range of base, larder and drawer units with work surface over, American style fridge/freezer, radiator, wood effect flooring, courtesy door to the garage.

### 1st Floor Landing

Access to part boarded loft space with ladder and insulation, airing cupboard with shelving and radiator, doors into

### Bedroom One

10'11" x 10'1"

Double glazed window to the front, built in wardrobes to one wall, radiator, archway into

### En suite

White suite comprising shower cubicle and vanity wash hand basin with tiled walls and tiled flooring, heated towel rail, extractor fan.

### Bedroom Two

12'2" x 9'4"

Double glazed window to the rear with views overlooking the park, radiator.

### Bedroom Three

9'4" x 8'11"

Double glazed window to the rear with views overlooking the park, radiator.

### Bedroom Four

8'11" x 7'2"

Double glazed window to the rear with views overlooking the park, radiator.

### Bathroom

6'4" x 5'5"

Double glazed window to the front, white suite comprising panelled bath with shower extension to the mixer tap, pedestal wash hand basin, WC, built in storage cupboard, radiator, tiled walls and tiled flooring.

### Outside

The front is laid to lawn with feature flower and plants. The enclosed southerly facing rear garden is laid to lawn with mature shrubs and plant borders and patio area. There is gated access to both sides of the property.

### Garage

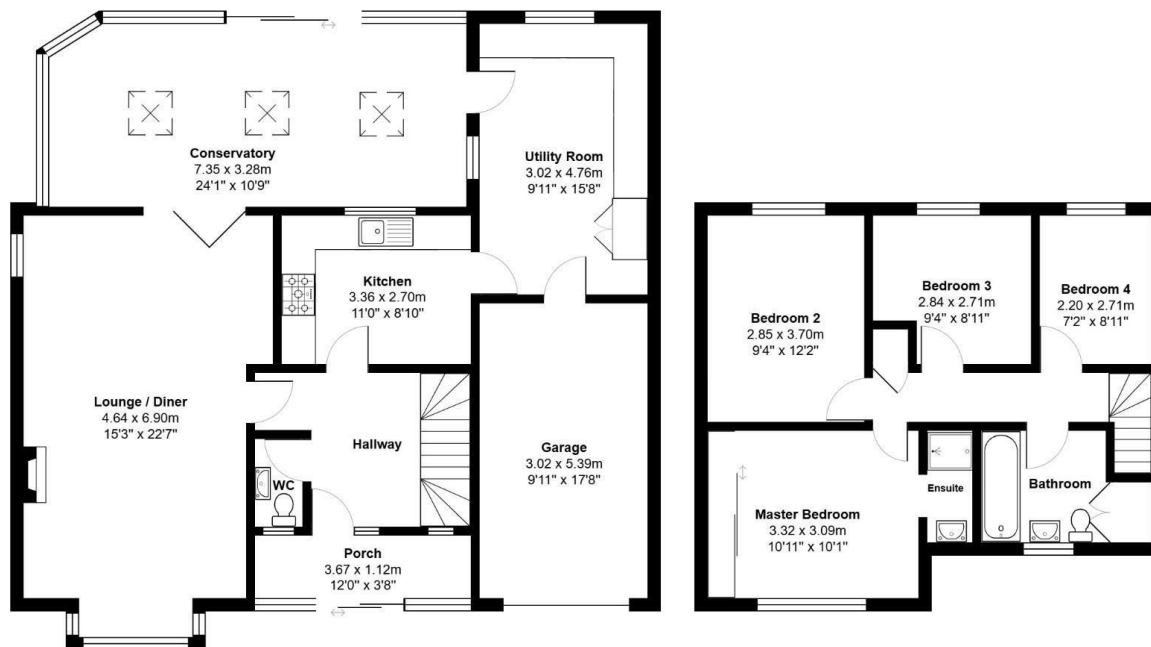
17'8" x 9'11"

There is an attached single garage with electric roller door, light, power, access to loft space, wall mounted cupboards and gas boiler, courtesy door to the utility room. There is also block paved parking to the front of the property for two vehicles.

### Agents Note

The property benefits from owned solar panels.

"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

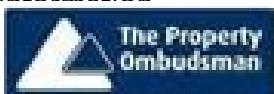
|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</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<br>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



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