



8 Ridings Close, Chipping Sodbury, Bristol

- Detached House
- 2 Receptions
- Newly Refitted Bathroom
- Private South Westerly Garden Backing onto Open Fields
- Rarely Available in this Cul De Sac

- 4 Bedrooms
- Extended Kitchen/Dining/Family Room
- Gas Central Heating & Double Glazed
- Garage & Parking for Multiple Vehicles
- Viewing Strongly Advised

£550,000

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HERE TO GET *you* THERE

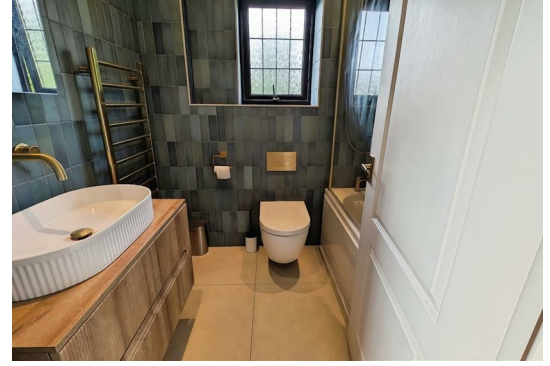
Nestled in the highly sought-after location of Ridings Close, Chipping Sodbury, this splendid detached house offers a perfect blend of comfort and modern living. Situated in a tranquil cul-de-sac that backs onto picturesque open fields, this property is ideal for families seeking a peaceful yet convenient lifestyle.

Upon entering, you are greeted by a welcoming entrance hallway that leads to a well-appointed cloakroom. The ground floor boasts two spacious reception rooms, including a delightful lounge and a bright conservatory, perfect for relaxation or entertaining guests. The heart of the home is undoubtedly the expansive kitchen/diner/family room, which provides an inviting space for family gatherings and culinary adventures.

The first floor features four bedrooms, ensuring ample space for family members or guests. The modern family bathroom has been newly replaced, offering a fresh and stylish retreat for daily routines.

This home is equipped with gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year. The property is complemented by well-maintained gardens to both the front and rear, providing a lovely outdoor space for children to play or for hosting summer barbecues. Additionally, there is a garage and parking available for multiple vehicles, adding to the convenience of this wonderful home.

With its desirable location and impressive features, this spacious house that is a short walk to Chipping Sodbury High Street, and also being so close to the beautiful Cotswolds way. Viewing this property is highly recommended. Don't miss the opportunity to make this charming house your new home.



Entrance Hallway

Double glazed door with matching double glazed side panel, radiator, stairs to 1st floor, wood effect flooring, doors into

Cloakroom

Double glazed window to the front, white WC, wash hand basin, part tiled walls, wood effect flooring, ceiling spotlights.

Lounge

26'10" in bay x 11'6" - 9'11"

Double glazed windows to the front and side, double glazed French doors to the rear, electric feature fireplace, TV point, two radiators, French multi paned doors opening into

Conservatory

14'8" x 8'9"

Double glazed construction on dwarf wall, with polycarbonate roof, tiled flooring, air conditioning unit, double glazed French doors opening to the rear garden.

L Shaped Kitchen/Diner/Family Room

21'3" -10'1" x 18'7" - 9'2"

Two double glazed windows to the rear, double glazed window and double glazed door to the side, range of wall, drawer and base units with work surface over, built in double oven, 5 ring gas hob with cooker hood over, integrated washing machine, spaces for fridge/freezer with plumbing for water dispenser, and dishwasher, tiled and wood effect flooring, ceiling spotlights, cupboard housing gas boiler, and door into garage.

First Floor Landing

Double glazed window to the side, access to part boarded loft space with ladder and light, double airing cupboard housing hot water tank and shelving, doors into

Bedroom One

12' x 9'10"

Double glazed window to the front, radiator.

Bedroom Two

10'5" x 9'9" max

Double glazed window to the front, radiator.

Bedroom Three

12'2" x 6'7"

Double glazed window to the rear overlooking open fields, radiator.

Bedroom Four

9'1" x 6'5"

Double glazed window to the rear overlooking open fields, radiator.

Bathroom

6'9" x 5'5"

Double glazed window to the rear, newly fitted white suite comprising, panelled bath with rain shower over, vanity wash hand basin with mixer tap over and drawers under, concealed cistern WC, tiled walls, heated towel rail, tiled flooring, ceiling spotlights, extractor fan.

Outside

The front is laid to lawn with mature shrub and plant borders. The south westerly enclosed rear garden is laid to lawn with mature shrub and plant borders, patio area, outside tap, gated access leading to the front of the property.

Garage & Parking

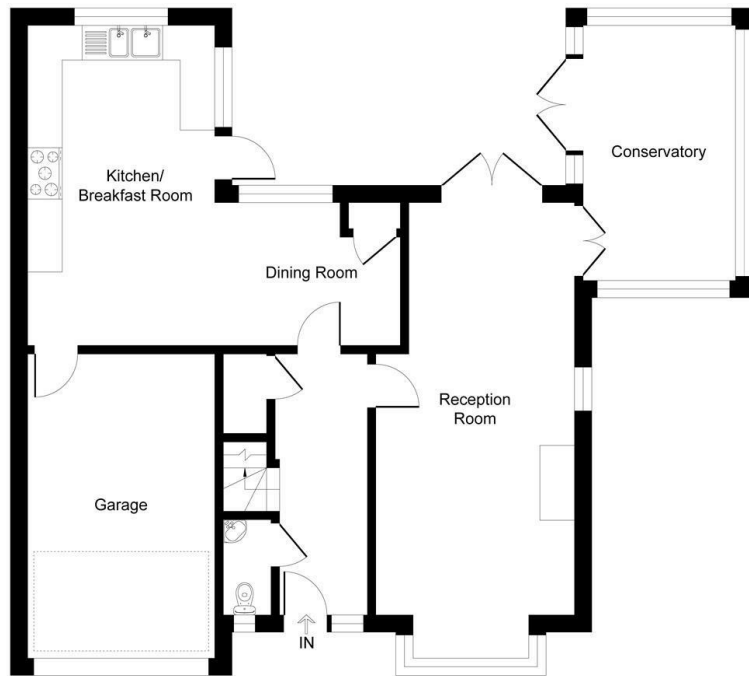
16'10" x 10'9"

The single attached garage has up and over door, light and power with loft access and courtesy door into the kitchen. There is also a large block paved driveway providing off street parking for multiple vehicles.

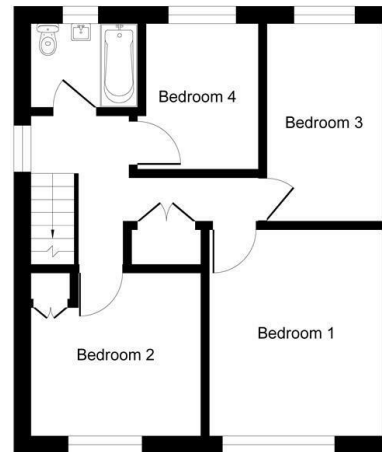
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Ground Floor



First Floor

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

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			
(81-91) B			
(69-80) C			78
(55-68) D	64		
(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.

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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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