
HOBBS
PROPERTY AGENTS
£515,000
Grace Close
Chipping Sodbury, BS37 6NS

PROPERTY SUMMARY

Stepping inside, the entrance hall leads through to a lovely, spacious living room on the right, with a bay window to the front bringing in plenty of natural light and solid wood flooring. The living room opens into the dining room at the rear, providing a great space for family meals or entertaining, before leading through to the kitchen, which offers plenty of storage and a range of integrated appliances.

One of the real benefits of this home is the amount of additional space on the ground floor. Just off the kitchen is a downstairs cloakroom and a particularly generous utility room, with plenty of room for the everyday practicalities of family life, as well as housing the boiler. From here, you'll find a separate study, which was previously the garage. Whether you work from home, need a playroom for the children or simply want an additional room away from the main living space, it's a really useful addition.

Upstairs, the space continues with four well proportioned bedrooms, including three doubles and a generous single. There's plenty of flexibility here for a growing family, with the fourth bedroom equally suited as a nursery, dressing room or additional home office. A modern family bathroom completes the first floor.

To the front of the property is a good sized driveway with parking for two cars. The rear garden has a patio area with space for outdoor seating, leading onto a lawn with plenty of room for children to play. There is also space for a garden shed, along with side access which offers a useful area for additional storage. The garden is enclosed by a combination of fencing and a wall.

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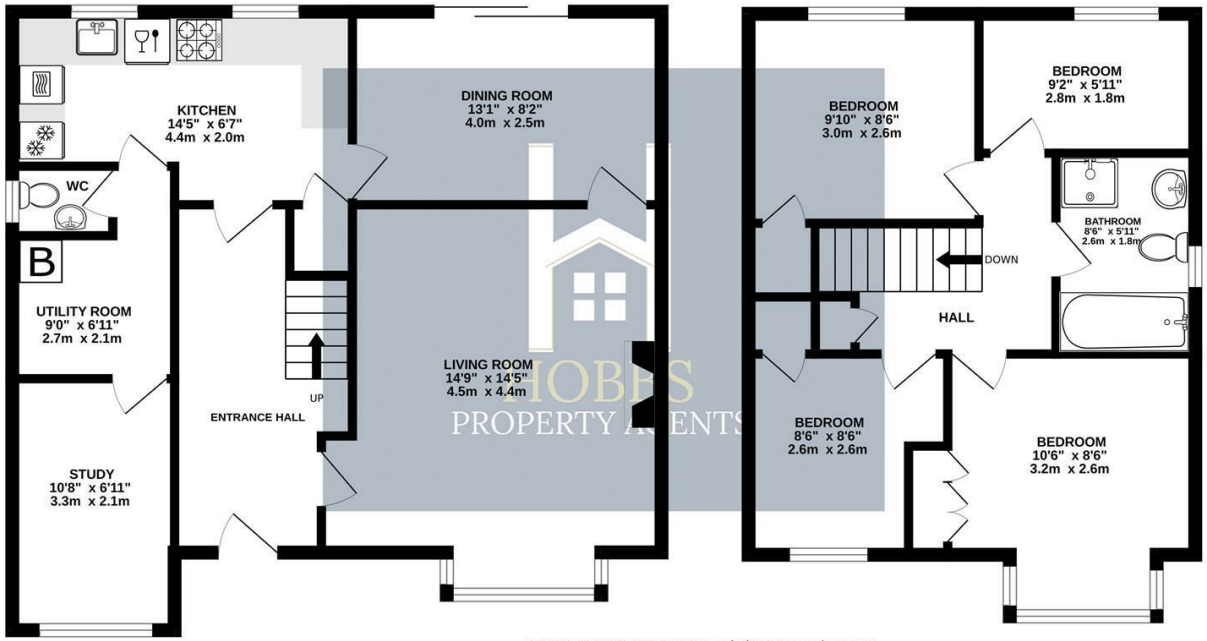





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GROUND FLOOR
663 sq.ft. (61.6 sq.m.) approx.

1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 1114 sq.ft. (103.5 sq.m.) approx.

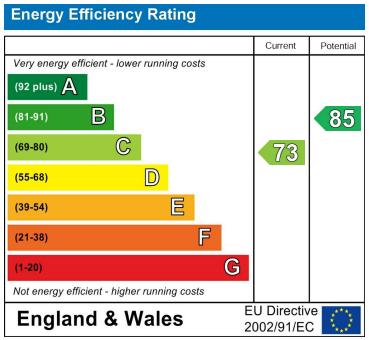
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
South Gloucestershire

TENURE
Freehold

COUNCIL TAX BAND
E

VIEWINGS
By prior appointment only



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

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