JOANNA TILEY
ESTATE AGENTS

9 Broadcroft, Chew Magna

9 Broadcroft, Chew Magna,
Bristol, BS40 8QG

- Sought after Chew Magna location
- Updated throughout
- Open plan kitchen/dining space
- Impressive 25ft Sitting Room
- Utility Room
- Modern Bathroom
- Three Bedrooms
- Great Mature Garden with vegetable plot
- Driveway and Parking
- Walking Distance of All Local Amenities

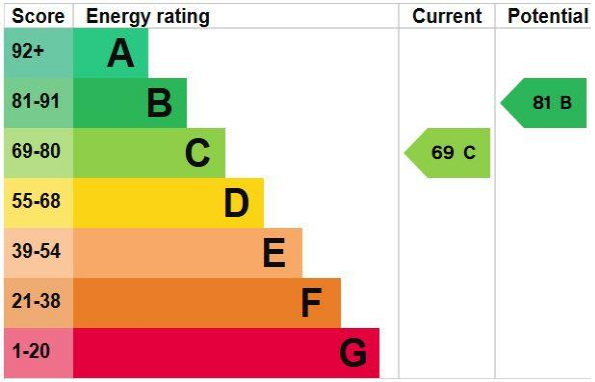
Tucked away in a quiet position within one of the Chew Valley's most sought-after villages, this stylishly updated family home offers bright and spacious accommodation throughout.
Entering via a practical porch with space for coats and shoes, leading into a welcoming entrance hall with attractive wooden flooring.
At the heart of the home is an impressive 25ft sitting room, flooded with natural light and featuring a stone fireplace along with two sets of French doors opening directly onto the garden - ideal for both family living and entertaining.
The modern open-plan kitchen/dining room is well designed for everyday family life, complete with integrated appliances, a breakfast bar, and generous dining space for family meals. A useful utility room and downstairs loo are conveniently located just off the kitchen.
Upstairs, there are three well-proportioned bedrooms, including a principal bedroom with fitted wardrobes, a further double bedroom, and a comfortable single bedroom, all served by a stylish modern family bathroom. The property also benefits from a large, boarded loft space, providing excellent additional storage.
Outside, the enclosed rear garden is mainly laid to lawn with mature borders – lots of space for the kids to play and ideal for alfresco entertaining.
Homes in Broadcroft rarely come to the market, making this a fantastic opportunity – give us a call to arrange your viewing!

Chew Magna is a sought-after village within the heart of the Chew Valley, benefiting from being walking distance to the beautiful Chew Valley Lake, with its first-class fishing and sailing facilities. It is recognised as being the most desirable village in which to live, with a plethora of excellent pubs and restaurants including The Lazy Lobster, a fantastic seafood and wine bar, JARS, a sustainable delicatessen and barista bar as well as the Wine Rooms.
The village has a Co-op Supermarket, café, Post Office, florist, pharmacy and an independent gift shop. The excellent butcher shop on the High Street is very popular with Valley locals.
This energetic village has village Cricket, Rugby and Football club, and appeals to a diverse range of buyers seeking to enjoy the many attributes that the village has to offer.
The forward-thinking curriculum of Chew Magna Primary School makes it popular with local families. Chew Valley Comprehensive School is well regarded with an excellent sixth form.
The village is perfectly placed for commuting to both Bristol and Bath and there is a regular bus service to Bristol from the village. Railway stations at Bristol Temple Meads and Bath Spa provide access to London and the national rail network. Access to both the M4 and M5 is within a reasonable distance. Bristol International Airport has flights to Europe and connecting flights to the rest of the World.

ROOM DIMENSIONS

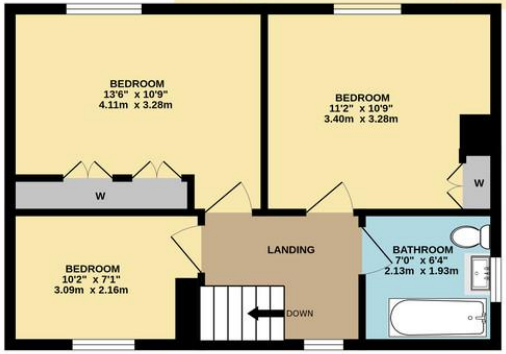
Ground Floor
PORCH 6'6" x 3'2"
HALLWAY 13'1" x 7'0"
SITTING ROOM 25' x 10'9"
KITCHEN/DINING ROOM 21'3" x 12'7"
LOBBY 2'10" x 6'5"
UTILITY/LOO 5'8" x 6'5"

First Floor
LANDING 7'11" x 7'1"
BEDROOM 13'6" x 10'9"
BEDROOM 10'2" x 7'1"
BEDROOM 11'2" x 10'9"
BATHROOM 6'4" x 7'0"



GROUND FLOOR
675 sq.ft. (62.7 sq.m.) approx.

FIRST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 1125 sq.ft. (104.5 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

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