



30 BOWLING ROAD CHIPPING SODBURY

Individual 4 bedroom family home on the outskirts of Town, near the schools, shops and amenities of Chipping Sodbury High Street. Rarely available in this non-estate location, the detached property sits in a generous plot well back from the road – and is very tidily presented.

Approaching the property, you will find ample driveway parking leading to a magnificent double garage, front lawn, and pleasant West facing garden to the rear. The well-presented accommodation includes: entrance hall, lounge, conservatory, kitchen breakfast room, dining room and utility. On the first floor are 4 bedrooms, the master with ensuite shower room, and family bathroom. The double garage has high ceilings and a mezzanine storage area which can be accessed via the utility room. The current owners are downsizing, having owned the property for over 20 years, and have found a suitable property to move to.

£550,000



COUNTRY
PROPERTY

30 Bowling Road, Chipping Sodbury, South Gloucestershire, BS37 6EP

🌿 Detached Home 🌿 Lounge & Conservatory 🌿 Kitchen Breakfast Room 🌿 Dining Room 🌿 4 Bedrooms & 2 Bathrooms 🌿 Double Garage 🌿 Enclosed front and rear gardens 🌿 Energy Efficiency Band D

Chipping Sodbury is a thriving historic market town dating back to the 1700s. Nowadays many social activities, clubs and organisations thrive here. It has a Waitrose supermarket and full range of artisan shops, an award winning bakery and butcher, a Town Hall venue, and a range of local pubs and restaurants. Bristol and Bath = 14 miles. M4 J18 = 4 miles. M5 J14 = 8 miles. Yate rail station = 2 miles. Aztec West, Abbeywood and Cribbs Causeway = 7 miles.



GROUND FLOOR

Entrance Porch providing plenty of covered space in front of the front door and the dining room.

Entrance Hall Double hanging cupboard, radiator of the type found throughout the principal accommodation, stairs rising to the first floor.

Cloakroom 6' 6" x 2' 6" (1.98m x 0.76m) Rope twist pattern washbasin and WC, ceramic tiled floor.

Lounge 19' 8" x 11' 9" (5.99m x 3.58m) Natural stone fireplace and hearth (redundant gas fire, disconnected from adjacent gas point). Bow window to the front which enhances the feeling of space. Glazed door to the entrance hall, french doors opening to the Conservatory.

Conservatory 9' 6" x 9' 0" (2.90m x 2.74m) UPVC double glazed incorporating french doors to the back patios and lawns, pcb pitched and gabled roof, light and power, ceramic tiled floor.

Dining Room 10' 9" x 10' 7" (3.28m x 3.23m) with bow window, pleasant outlook.

Kitchen/Breakfast Room 11' 0" x 10' 7" (3.35m x 3.23m) Cream coloured base and wall cupboards incorporating electric hob cooker and extractor hood, electric double oven, 1.5 bowl single drainer ceramic sink, and space for refrigerator. Breakfast bar. pleasant outlook into the private back garden.

Utility 9' 3" x 7' 10" (2.82m x 2.39m) doors from the kitchen, to the garage and to the covered porch into the back gardens. Base and wall cupboards incorporating single drainer resin sink and space under the worktops for washing machine, tumble dryer and dishwasher. Worcester gas boiler which provides hot water for central heating and domestic use.

FIRST FLOOR

Landing spindled balustrade, hatch to loft space (which is part boarded with loft ladder and electric light).

Master Bedroom 10' 7" x 10' 7" (3.23m x 3.23m) built in double wardrobe, pleasant outlook to the rear.

Ensuite 8' 10" x 4' 4" (2.69m x 1.32m) Tiled shower cubicle, pedestal washbasin, low level WC, ceramic tiled walls and floor, extractor fan.

Family Bathroom 6' 7" x 5' 10" (2.01m x 1.78m) panelled bath with shower mixer taps, low level WC, pedestal washbasin, ceramic tiled walls and floor.

Bedroom 2 11' 10" x 9' 8" (3.61m x 2.95m) built in double wardrobes, pleasant outlook to the rear.

Bedroom 3 11' 10" x 7' 8" (3.61m x 2.34m) built in wardrobe.

Bedroom 4 7' 4" x 6' 7" (2.24m x 2.01m)

OUTSIDE

Front Garden about 20 yards wide with a splendid entrance driveway approach from the road down towards the double garage, turning space and off street parking for several vehicles. Lawn, borders, shrubs, young trees and a natural stone wall to the North. Gated access (approx 5' wide) on foot past one side of the house to the back gardens.

Double Garage 17' 3" x 16' 0" (5.26m x 4.88m) 2 up and over doors, internal door from the Utility Room, 2 steel purlins, mezzanine light casual storage shelf, electric light and power.

Back Garden about 20 yards x 12 yards, West facing, mainly laid to lawn with patios, shrubs, young trees including fruit trees and a top back terrace.

Shed Lean to timber and felt construction with electric light and power.

FURTHER DETAILS

Directions From the High Street in Chipping Sodbury head West towards Yate, turning left at the mini roundabout into Culverhill Road. After about 500 yards go through the underpass, over the mini roundabout and number 30 Bowling Road is the second house on the right. Please look for our "for Sale" board.

Tenure Freehold

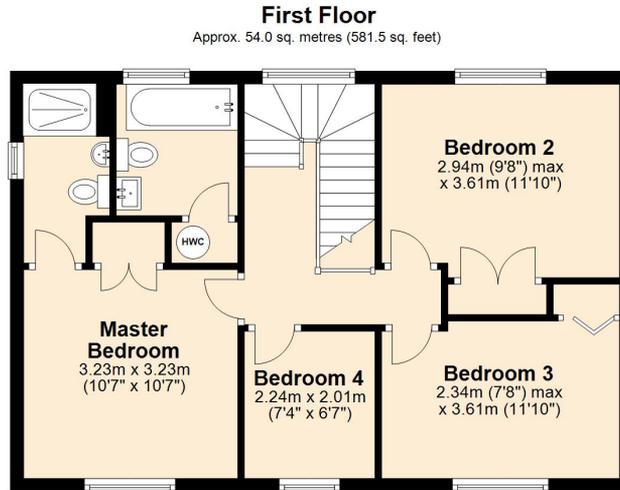
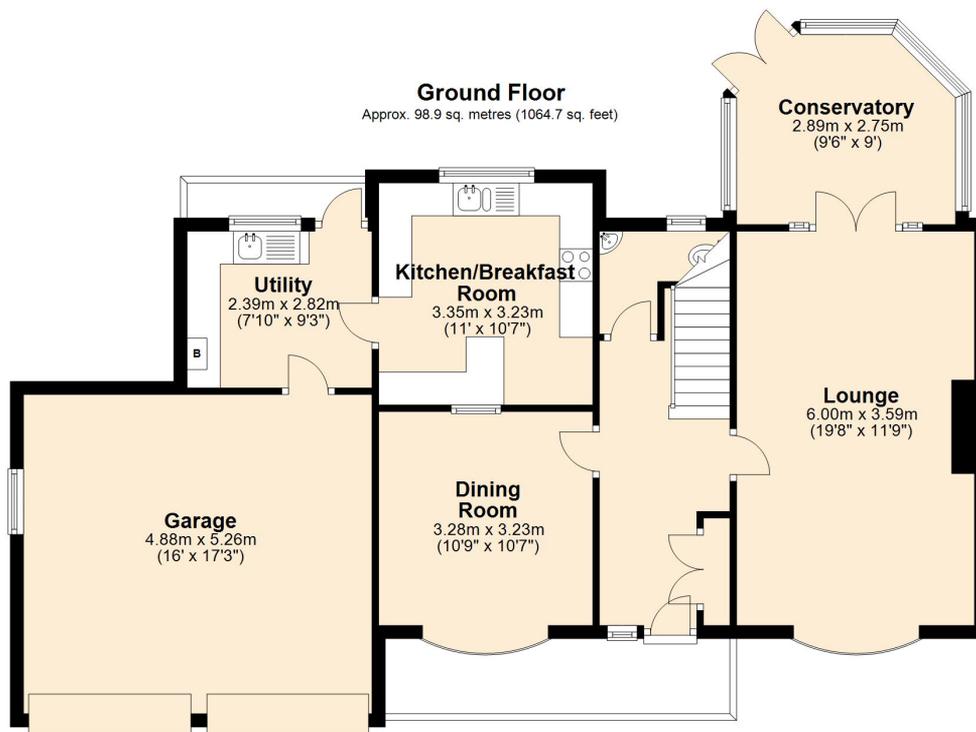
Council Tax Band F

Services Mains water, electricity, gas and drainage. Gas fired central heating.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		77
(55 to 68)	D	62	
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	





Total area: approx. 152.9 sq. metres (1646.2 sq. feet)

Sketch plan for illustrative purposes only
Plan produced using PlanUp.



COUNTRY
PROPERTY

The Grange, 73 Broad Street, Chipping Sodbury
South Gloucestershire, BS37 6AD

01454 321339

www.countryproperty.co.uk

enquiries@countryproperty.co.uk

These particulars are set out as a general guide only, and do not constitute any part of an offer or contract.

Details, photographs, measurements, floor plans and distances are given as a guide only and must not be relied upon for the inclusion of any visible fixtures or fittings. Asking prices, rents or other figures quoted are believed to be correct at the time of publication. They are presented in good faith but without any responsibility, must not be relied upon as statements or representations of fact, and any affected parties must satisfy themselves by inspection or otherwise as to the correctness of each of them, by your solicitor prior to exchange of contracts.

We have not carried out a structural survey. Any services, appliances and fittings have not been tested. We recommend independent specialist advice be taken if in doubt about these or any liability for VAT in respect of any transaction relating to this property.

No person in the employment of Country Property has authority to make any representation or warranty whatever in relation to this property.
We retain the Copyright to all promotional material used to market this Property.