



£325,000

Frome Road

Chipping Sodbury, BS37 6LD

PROPERTY SUMMARY

Upon entering the property, you are welcomed into a hallway with access to the principal ground floor rooms. The living room is positioned to the left, offering a comfortable and well proportioned reception space. To the rear of the property is a generously sized kitchen/diner/breakfast room, forming the heart of the home. This open and sociable space is well suited to modern family living, with ample room for both cooking and dining. The layout also makes it perfect for entertaining, with space for a dining table and additional seating if desired. Doors from the kitchen lead directly out to the rear garden, creating a seamless indoor/outdoor connection and making it ideal for summer dining and outdoor enjoyment.

Externally, the property offers a spacious driveway providing off street parking for multiple vehicles. There is side access leading to the rear garden, which also offers potential to extend or add a garage, subject to the necessary planning permissions (STPP). The rear garden is a huge selling point for the property, being particularly generous in size and offering a high level of privacy. It begins with a patio area accessed directly from the dining room, ideal for outdoor seating, followed by a substantial lawn which provides plenty of usable outdoor space. The garden sits within a large overall plot, making it a rare feature for a property of this type. At the end of the garden is a brick built storage area, providing useful and practical additional storage space and is currently used as an entertaining area.

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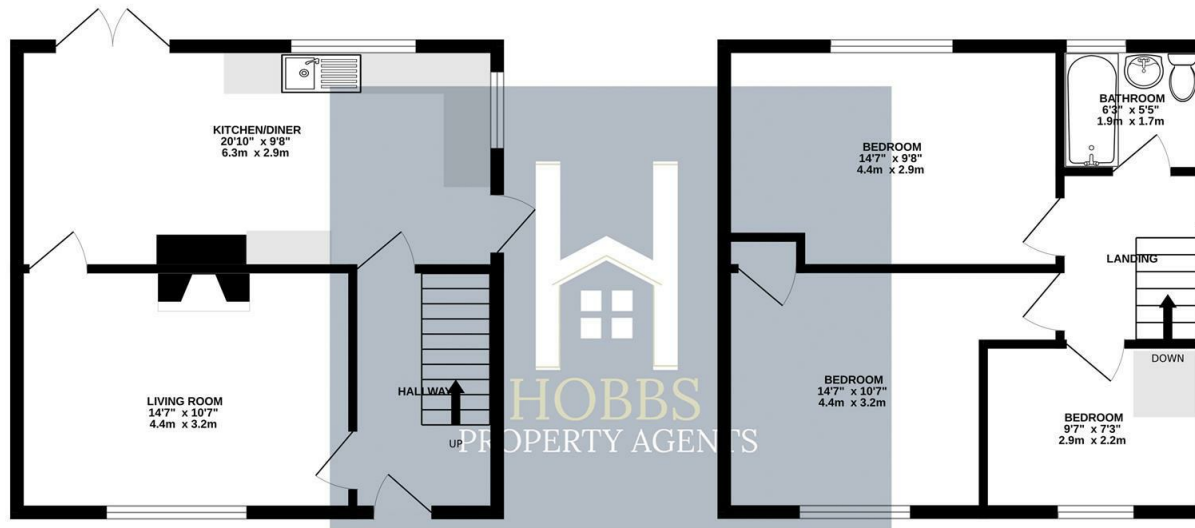






GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.

1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



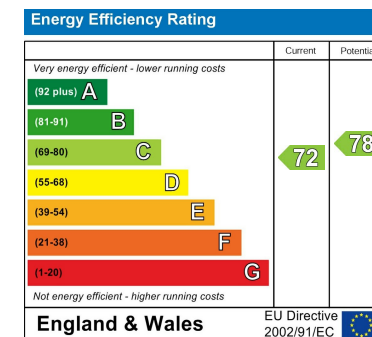
TOTAL FLOOR AREA: 829 sq.ft. (77.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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
A

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



OFFICE DETAILS

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