



Connells

Merlin Way
Chipping Sodbury Bristol



Property Description

Be welcomed into this charming detached home, by a stunning front garden that instantly sets the tone for what lies within. Enter through a welcoming porch featuring double storage wardrobes-perfect for keeping everything neat and tidy. Straight ahead, a versatile study/playroom awaits, ready to adapt to your lifestyle. To the left, a convenient W.C with a toilet and wash hand basin adds practicality.

Continue through to the spacious lounge/diner where a large window floods the lounge with natural light creating a warm and inviting atmosphere, complemented by a cozy gas fireplace. The space flows effortlessly into a stylish dining area, offering ample room for gatherings with double doors to the garden.

The kitchen, accessible from both the hall and dining room, is thoughtfully designed with plenty of workspace, room for all essential appliances and bright double windows. A handy door leads directly outside, making indoor-outdoor living a breeze.

The garden is truly a highlight. Featuring a tiled patio, a pathway leading to the rear gate and garage and a pristine lawn. A picturesque pond, framed by greenery and white stones adds a tranquil touch to this exceptionally well-kept space.

Upstairs, three beautifully presented bedrooms offer generous proportions and natural light, with the main bedroom dressed in a striking navy hue. The family bathroom completes the home, featuring a bath with overhead shower, wash basin, toilet and stylish charcoal grey patterned tiles.

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Hallway

Double Glazed Door, 2 Big Built-in Wardrobes, leading to study/playroom and downstairs W.C. Radiator Storage under stairway.

Study/Playroom

7' 8" x 5' 9" (2.34m x 1.75m)

Double Glazed Window, Radiator.

W.C

Toilet, Wash Hand Basin, Radiator, Double Glazed Window.

Lounge/Diner

24' 6" x 11' 5" (7.47m x 3.48m)

Big Double Glazed Windows, Gas Fireplace, Radiators, Double Glazed Doors, Access to Kitchen from Diner.

Kitchen

14' x 9' 9" (4.27m x 2.97m)

Double Glazed Window and Door. Space for Dishwasher, Washing machine, Fridge. Built in range style cooker.

Garden

Tiled Patio with pathway leading to back gate and garage. Lawn. Neat Pond. Read back wooden patio.

Landing

Wooden landing, Double Glazed Window, Access to all 3 Bedrooms and Bathroom.

Bedroom 1

14' 8" x 9' 9" (4.47m x 2.97m)

Double Glazed Window, Radiator, Navy Walls.

Bedroom 2

9' 11" x 9' 10" (3.02m x 3.00m)

Radiator, Double Glazed Window.

Bedroom 3

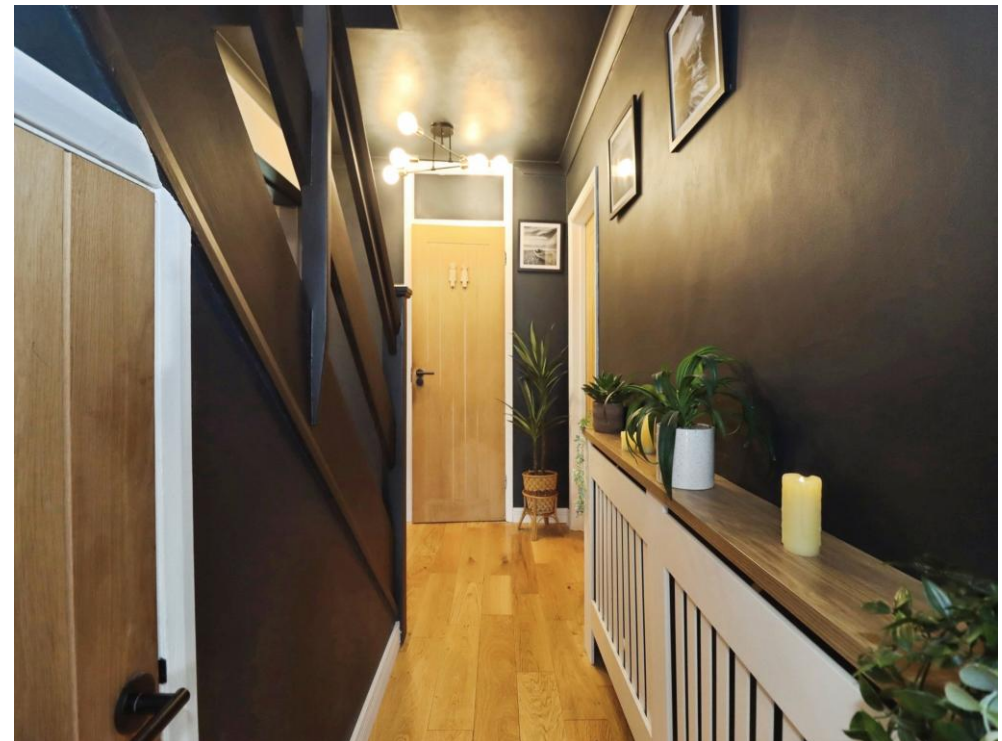
9' 11" x 7' 10" (3.02m x 2.39m)

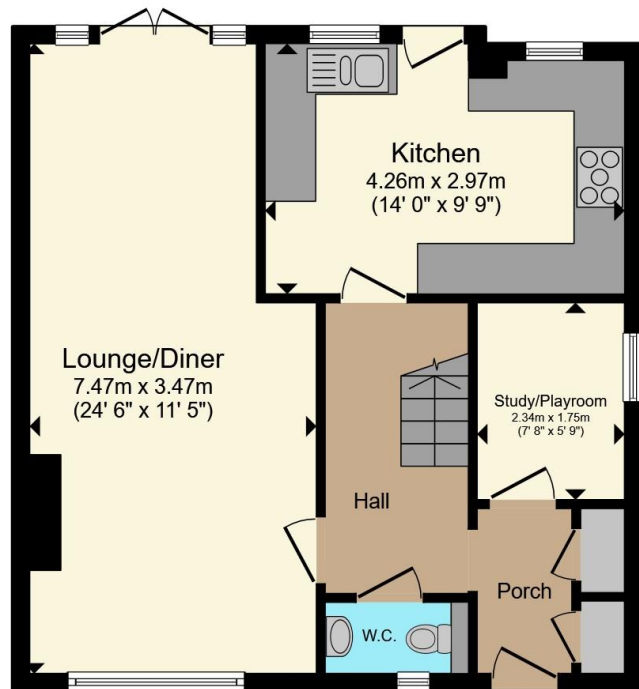
Double Glazed Window, Radiator, Built in Storage Unit.

Bathroom

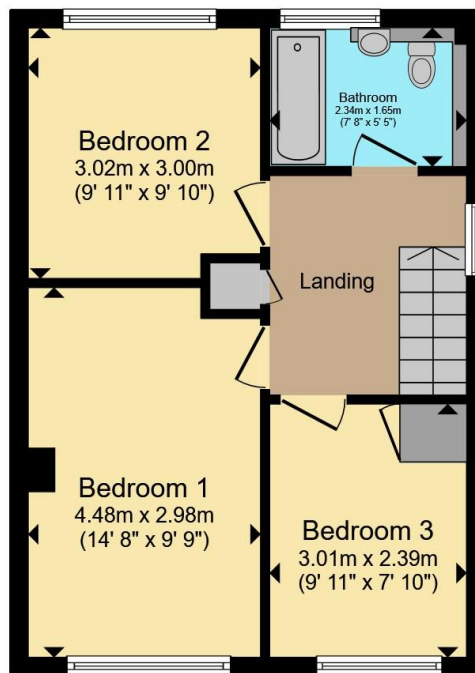
9' 11" x 7' 10" (3.02m x 2.39m)

Double Glazed Window, Bath with overhead shower, Wash Hand Basin, Pedestal Toilet, Charcoal grey patterned Tiles.





Ground Floor



First Floor

Total floor area 91.1 m² (981 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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EPC Rating: D Council Tax
 Band: D

view this property online connells.co.uk/Property/YAT308503

Tenure: Freehold



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