



**01454 326846**

[contact-us@mwfarringtons.co.uk](mailto:contact-us@mwfarringtons.co.uk)



## MERLIN WAY, CHIPPING SODBURY, BRISTOL

**£320,000** Freehold

A beautifully presented three bedroom home situated in the ever popular "Birds Development" with amenities and schools close by, this three bedroom, semi detached property could be a wonderful family home.

- Close by to the local schools, parks and amenities
- Semi Detached Property
- Chipping Sodbury Location
- Three Bedroom Family Home
- Popular "Birds" Development
- Well Presented Throughout

A sought after home situated in the ever popular and historic Chipping Sodbury Town located within "the birds" estate, this well presented, semi detached, three bedroom home has been beautifully modernised throughout and is a fantastic purchase and readily available to view.

The ground level comprises of an open, modern entrance hallway with under-stairs storage, a contemporary styled kitchen with glossy units, ample base and eye level units with plenty of space for appliances, and a tastefully decorated, dual aspect lounge/diner with patio doors leading out to the rear garden.

Upstairs, the property consists of three spacious bedrooms with tasteful decor throughout and a modern family bathroom complete with built in storage cupboard and desirable vanity unit.

Outside the property, the home is blessed with a green outlook to the front, and a generous back garden that has been made a modern, tranquil haven with plenty of patio dining space, useful detached garage and off street parking.

A contemporary home, with a modern take on family living in a fantastic position; a viewing is strongly advised.

Council Tax Band: Band B

Tenure: Freehold

Parking options: Garage, Off Street

Garden details: Private Garden, Rear Garden

### **Entrance hall**

An open entrance hallway, complete with handy entrance porch, under stairs storage, entry to the kitchen and lounge/diner and stairs rising to the upper level.

### **Kitchen**

Modern kitchen with high gloss units, ample work surfaces, space for appliances, built in electric cooker, and side entry access to the rear garden.

### **Lounge/diner**

A dual aspect lounge/diner with access to the rear garden through the patio doors, beautiful laminate flooring and modern decor throughout the room.

### **Bedroom 1**

A spacious double room with views over looking the front of the property.

### **Bedroom 2**

A double bedroom with ample space and views to the rear of the property.

### **Bathroom**

A modern three piece bathroom suite, panelled bath with shower over, vanity unit with inset wash hand basin, WC, and integral cupboard housing Vaillant combination gas boiler.

### **Bedroom 3**

A single room with views to the front of the property.

### **Garage**

A single garage with up and over door, power and light, with parking situated to the side.



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GROUND FLOOR  
400 sq.ft. (37.1 sq.m.) approx.

1ST FLOOR  
400 sq.ft. (37.1 sq.m.) approx.

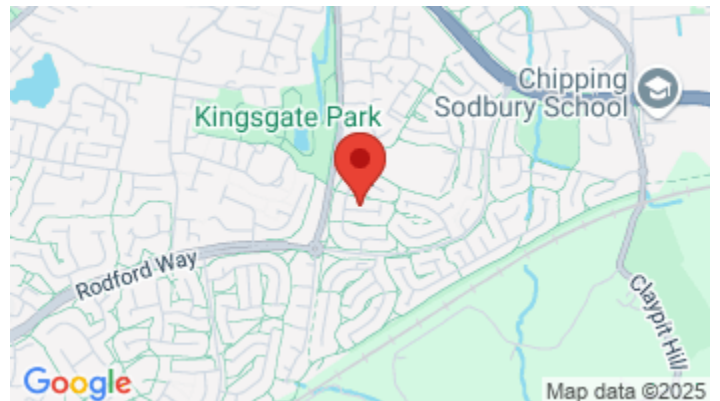


TOTAL FLOOR AREA: 799 sq ft. (74.3 sq.m.) approx.

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 is given as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	87
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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