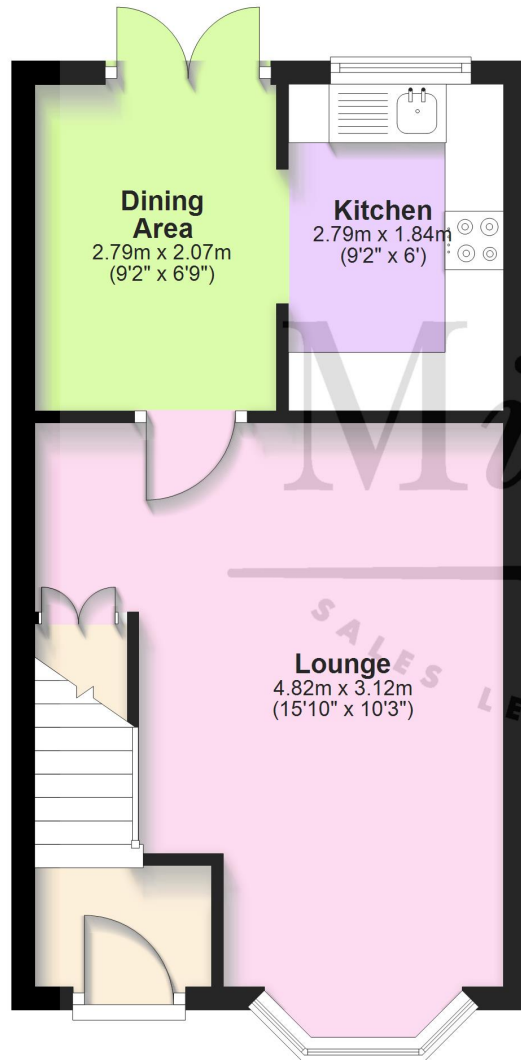




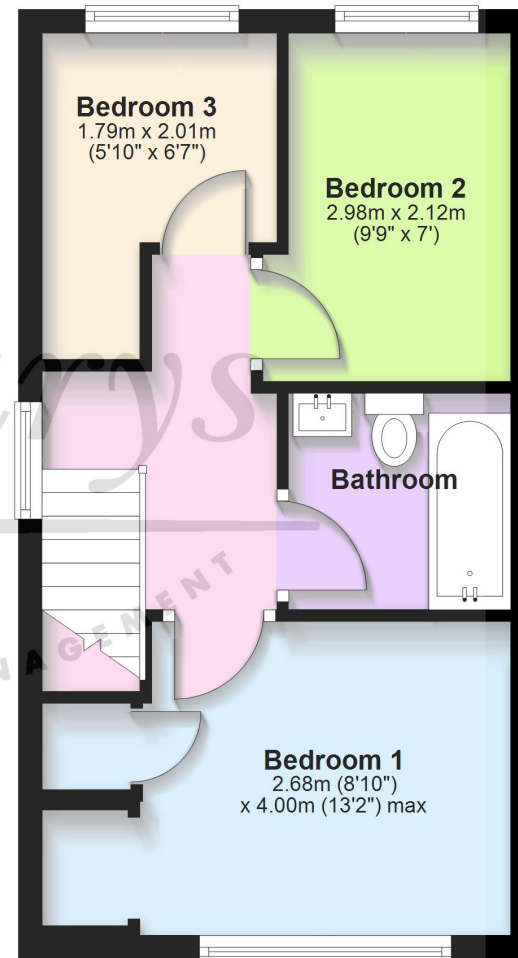
Ground Floor

Approx. 31.1 sq. metres (334.3 sq. feet)



First Floor

Approx. 30.9 sq. metres (332.2 sq. feet)



Total area: approx. 61.9 sq. metres (666.5 sq. feet)

For Illustrative Purposes Only. Not to Scale.
Plan produced using PlanUp.

37 Whitley Close, Yate, South Gloucestershire BS37 5XX

Set in a quiet cul-de-sac, Whitley Close is a popular central location which is handy for those looking to be within walking distance to Yate Train Station and the amenities found in the nearby High Street. Also the Shopping Centre is a level walkable distance. This 1980s semi-detached house is beautifully presented and comprises of a small entrance hall with stairs to the first floor, this leads to a good size living room to the front with a semi bay window. Then to the rear, you will find a pretty dining area with newly fitted French doors out to the garden, this then opens into a modern kitchen with cream units and black worktops. The first floor comes with an attractive master bedroom with built-in storage and detailed panelling, then you will find two further bedrooms and a modern white family bathroom. Outside there is a sizable and pretty rear garden laid to patio and lawn, with space for outdoor dining and a storage shed. To the front there is a small front lawn and then driveway tandem parking for 2 cars.

Situation

The town of Yate is located approximately 5.8 miles from the M4 Junction 18 and 11.3 miles from the centre of Bristol, so excellent for commuting. It has a train station with main line connections to Bristol Parkway and Temple Meads, a refurbished leisure centre, retail park, restaurants and a large shopping centre which caters for all needs. From Yate there is easy access to the nearby market town of Chipping Sodbury with its historic High Street dating back to the 12th Century. Chipping Sodbury offers a wide and eclectic range of shops and businesses plus a Waitrose store which is found in the centre of the town. There is a selection of both Primary and Secondary Schooling in the Yate area of good reputation plus there are the open green spaces on Westerleigh Common. Chipping Sodbury also offers country walks on its own common which neighbours the golf course, rugby, tennis and cricket club.

Property Highlights, Accommodation & Services

- Immaculately Presented • Walking Distance to Yate Town Centre and Train Station • Semi-Detached Home
- Ideal First Home or Downsize • 3 Bedrooms • Modern Kitchen / Diner • White Bathroom Suite • Pretty Rear Garden
- Driveway Parking • Council Tax Band - B - South Gloucestershire Council

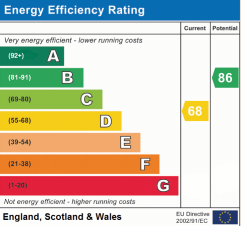
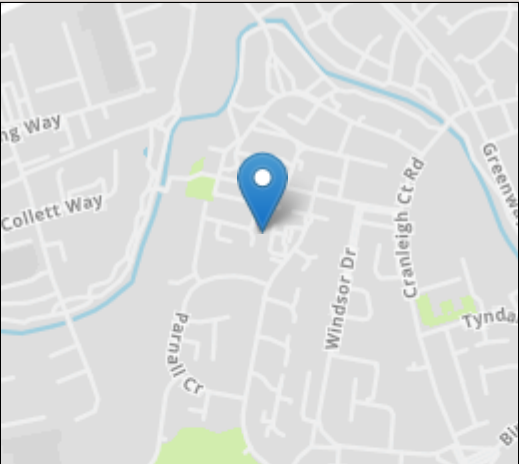
Directions

Leaving Station Road in Yate and turning onto Longs Drive at the traffic lights, continue straight and then take the SECOND Parnell Crescent turning on your left. Whitley Close is the next turning on your right and number 37 is found as you bare right into the bottom of the cul-de-sac.

Local Authority & Council Tax - South Gloucestershire Council - 01454 868686 - Tax Band B

Tenure - Freehold

Contact & Viewing - Email: mil_sodburysales@milburys.co.uk Tel: 01454 318338



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