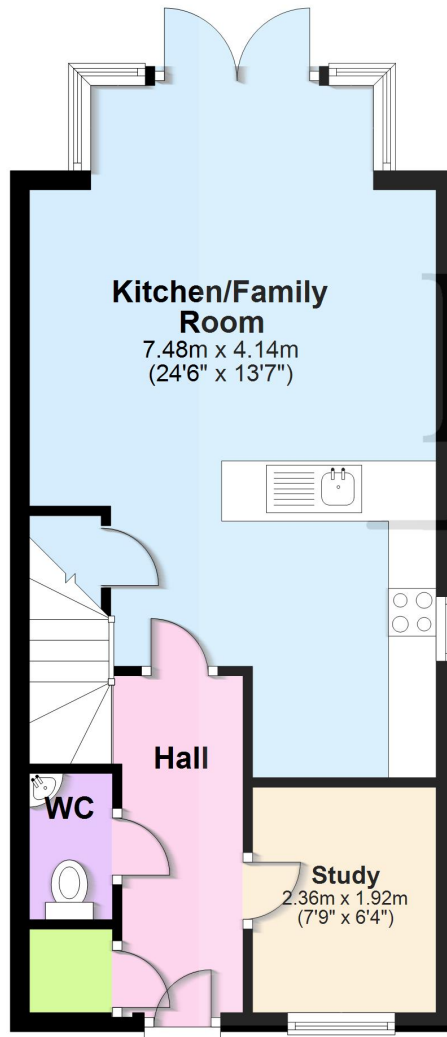




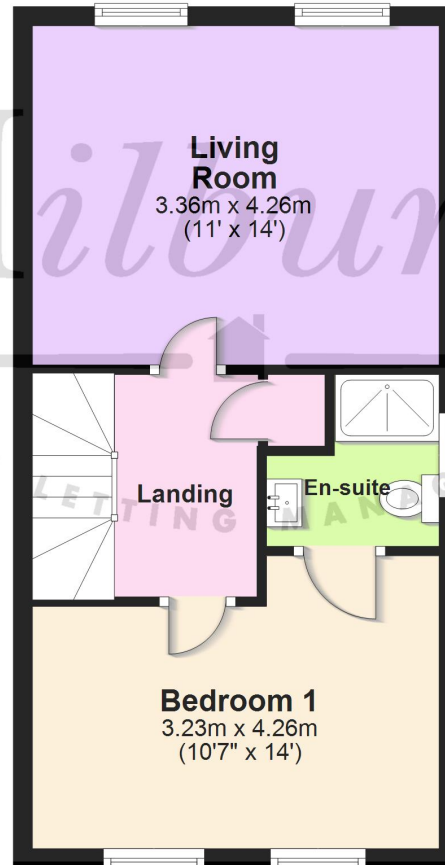
Ground Floor

Approx. 40.0 sq. metres (430.9 sq. feet)



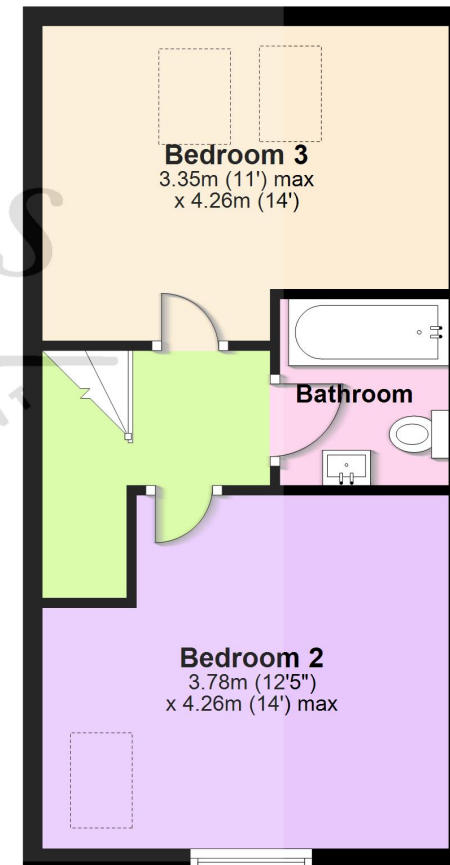
First Floor

Approx. 37.0 sq. metres (397.9 sq. feet)



Second Floor

Approx. 34.7 sq. metres (373.5 sq. feet)



Total area: approx. 111.7 sq. metres (1202.2 sq. feet)

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

9 Fletcher Road, Yate, South Gloucestershire BS37 7ER

Located in the popular new 'Ladden Garden Village' development in North Yate, this delightful 3/4 bedroom townhouse is situated close to the Sainsbury local shop and children's nursery. Built by David Wilson Homes and completed circa 5 years ago, the property is filled with natural light and has been further improved by the current owners and presents extremely well. The layout offers flexible accommodation over three floors comprising an entrance hallway, downstairs cloakroom, study and lovely kitchen/diner/family room which is the hub of the home! On the first floor the master bedroom comes with an ensuite plus there is another room currently used as the lounge but could easily be used as a spacious bedroom. On the top floor there are two further double bedrooms and a family bathroom. Outside the rear garden is westerly facing so nice and sunny in the afternoons plus there is side access leading to a single garage and driveway with parking for 2 vehicles. Estate Fee Applies.

Situation

Ladden Gardens is a modern and exciting development located North of Yate town, extending from Brimsham Park. There is a local Sainsburys, a pre-school and nursery, plus plans for a primary school which will be built nearby. It is approximately 7 miles from the M4 Junction 18 and 12 miles from the centre of Bristol. Nearby Yate has a train station with main line connections, a leisure centre, retail park, restaurants and a large shopping centre which caters for all needs. Chipping Sodbury is also only minutes drive away with its historic High Street dating back to the 12th Century, offers a wide and eclectic range of shops and established businesses. A Waitrose store is in the centre of the town. There is a selection of both Primary and Secondary Schooling in the area of good reputation plus Chipping Sodbury offers country walks on a lovely common which neighbours the golf course and cricket club.

Property Highlights, Accommodation & Services

- David Wilson Townhouse
- Semi Detached Home
- Single Garage and Driveway Parking for Two Vehicles
- Beautifully Presented
- Three Bedrooms and Two Bathrooms
- Flexible Accommodation Over Three Floors
- Potential To Create Fourth Bedroom
- Kitchen/Diner, Study, Downstairs Cloakroom
- Enclosed, Westerly Facing Rear Garden
- Council Tax Band - D - South Gloucestershire Council

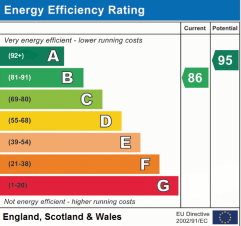
Directions

Arriving in Ladden Garden Village from Leechpool Way, turn left onto Dowsell Way then take the first right onto Fletcher Road. Number 9 will be found a short distance down on the left hand side.

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

Tenure - Freehold

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



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