

Milburys

SALES LETTING MANAGEMENT

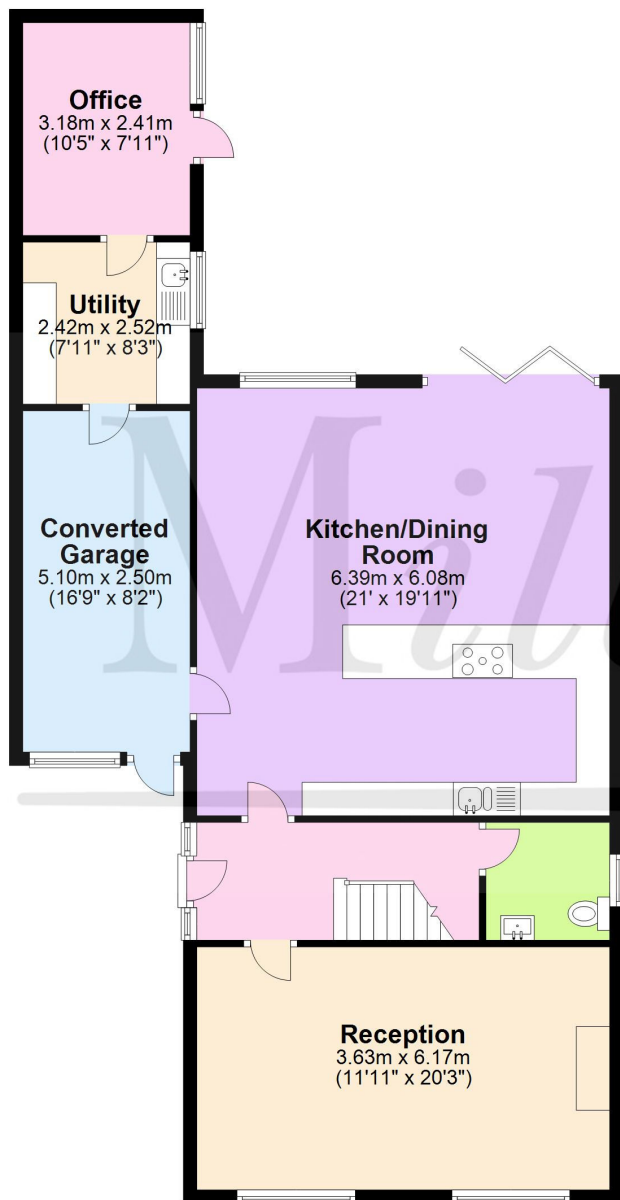


258 Chelston House, North Road, Yate, South Gloucestershire BS37 7LQ

£580,000

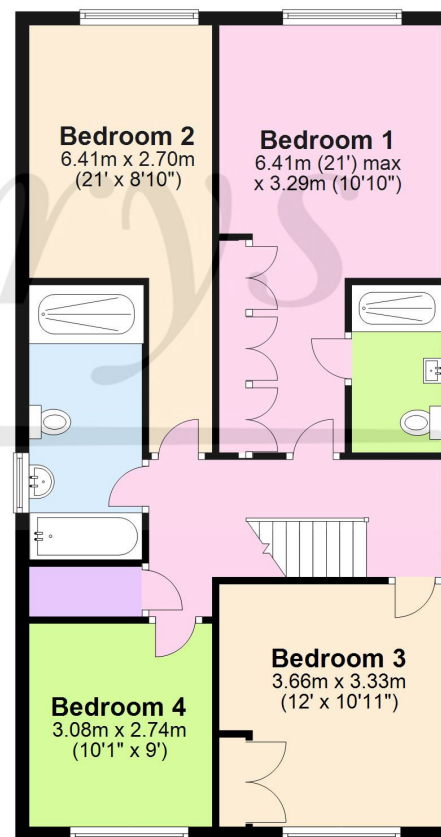
Ground Floor

Approx. 100.9 sq. metres (1086.0 sq. feet)



First Floor

Approx. 73.9 sq. metres (795.2 sq. feet)



Total area: approx. 174.8 sq. metres (1881.2 sq. feet)

For illustrative purposes only. Not to scale.
Plan produced using PlanUp.

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Set in a popular non-estate location, 'Chelston House' is found on North Road and is a sought after area with individual houses, notorious for generous plots and gardens. Walking distance to North Road Primary School and the local Pub 'The Codrington Arms'. Greatly improved by the current owners, this substantial family home has undergone a double story extension to the rear, this now provides a superb layout for a growing family. Approaching the property, you are first greeted with a large brick paved driveway to accommodate parking for several cars. Inside you will find an entrance hallway, a large living room with log burner to the front, a downstairs guest WC, then a glorious extended kitchen/dining/family room that stretches across the rear of the property. An amazing area featuring underfloor heating, a high spec kitchen with built in appliances, a stylish breakfast bar area, space for formal dining and also casual seating to enjoy views over the garden via bi-folding doors. From here there is also access into the former garage, this space has been transformed into a lovely area to work from home if you wish, or could make an additional bedroom area as beyond this you will find a utility room with a water supply, then a further room beyond. The first floor offers 4 great size double bedrooms, the master has newly fitted wardrobes and a lovely ensuite shower room, there is also an extended family bathroom with double walk-in shower and a separate bath. Outside an attractive landscaped garden is on offer, a slick porcelain patio has complemented the bi-folding doors as a pleasant seating area, the rest of the garden has pretty borders and mature planting, laid to lawn and then has a lovely decked area to the bottom of the garden.

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. It has a train station with main line connections, a refurbished leisure centre, retail park including cinema and restaurants and a large shopping centre which caters for all needs. From Yate there is easy access to Chipping Sodbury with its historic High Street dating back to the 12th Century. Chipping Sodbury offers a wide and eclectic range of shops and established businesses and a Waitrose store which has been built 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 is the open green spaces of Westerleigh Common. Chipping Sodbury also offers country walks on its own common which neighbours the golf course, rugby and cricket club.

Property Highlights, Accommodation & Services

- Non Estate Family Home in a Semi-Rural Setting
- Double Storey Extension to the Rear
- 4 Double Bedrooms
- Large Kitchen/Diner/Family Room with Bifold doors to garden
- Newly Fitted Family Bathroom and Ensuite
- Large Rear Garden With Patio Area and Sun Terrace
- Garage Converted to Accommodate Home Business
- Utility and Cloakroom
- Large Paved Driveway for Multiple Vehicles
- Council Tax - Band - E - South Gloucestershire Council

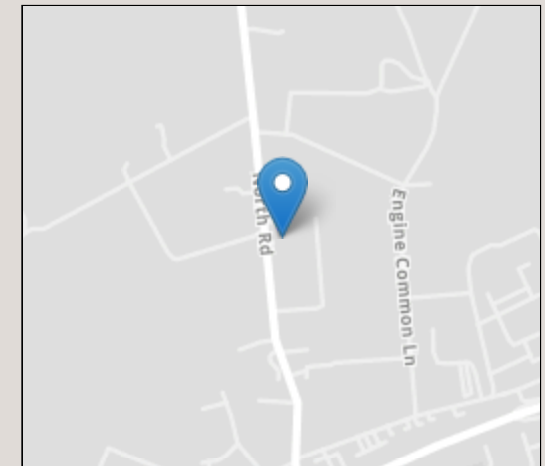
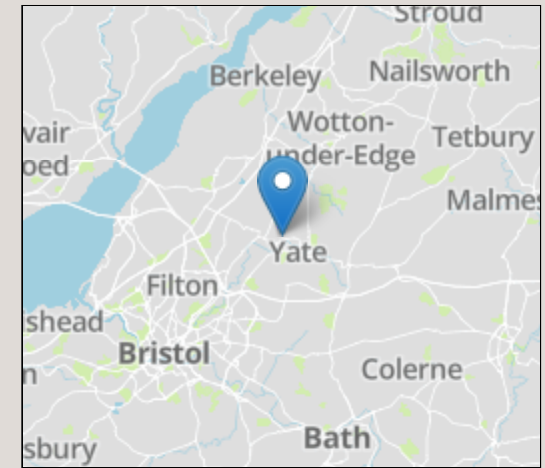
Directions

Leaving Yate on Yate Road, turn right at the traffic lights where the Fox Pub is onto North Road. Continue straight and No. 258 (Chelston House) can be found on right hand side almost opposite The Codrington Arms Pub.

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

Tenure - Freehold

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



| Energy Efficiency Rating | | Current | Potential |
|---|---|--------------|------------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 75 |
| (55-68) | D | 59 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive | 2002/91/EC |

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