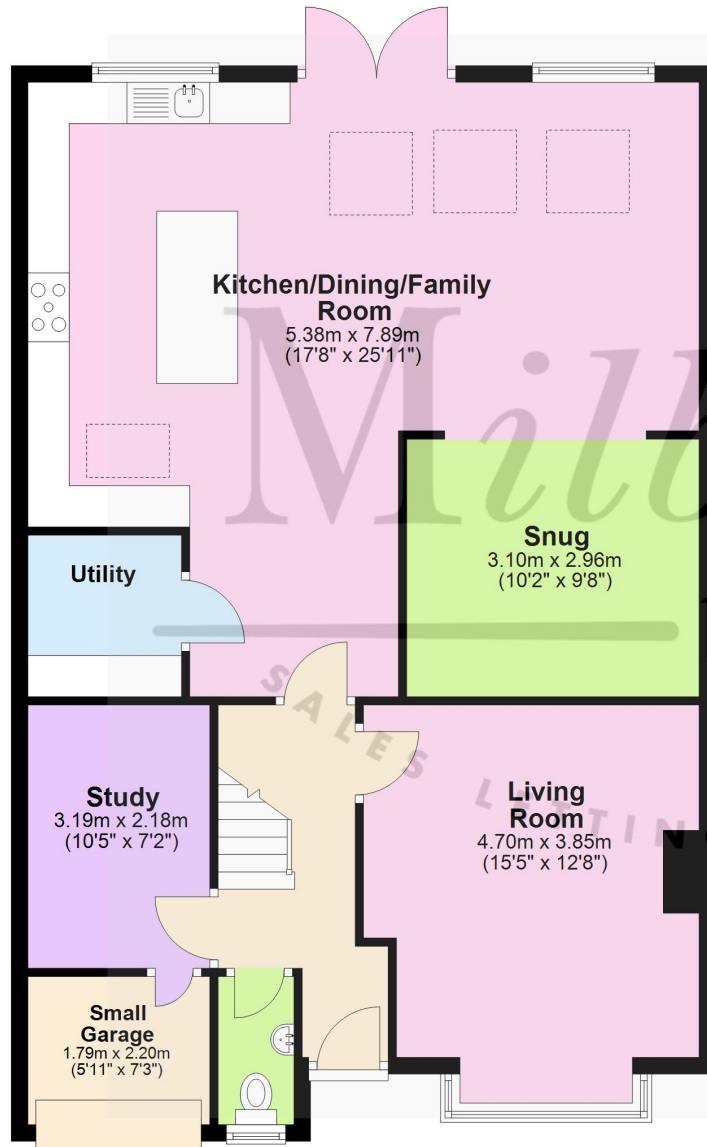




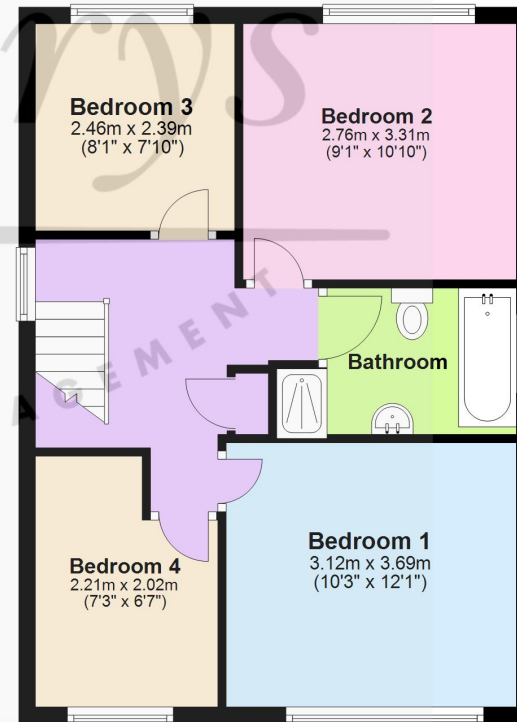
Ground Floor

Approx. 98.7 sq. metres (1062.6 sq. feet)



First Floor

Approx. 48.1 sq. metres (517.5 sq. feet)



Total area: approx. 146.8 sq. metres (1580.1 sq. feet)

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

21 Crowthers Avenue, Yate, South Gloucestershire BS37 5SZ

Simply IMMACULATE! We are delighted to offer this beautiful family home located in North Yate. Crowthers Avenue has fantastic easy access across the attractive Frome River walk onto the open green spaces of St Marys Park. Not only is it walking distance to St Mary's Primary School, but also to Brimsham Green Secondary School. On arrival you are greeted with an oversized driveway with ample parking for a growing family. The ground floor has undergone a fantastic extension to the rear and provides oodles of living space. Entering the property you will find an entrance hall, downstairs WC, a partly converted garage which now provides a home office space, a generous living room to the front with box bay window and a working wood burner. From here you will then find a spectacular kitchen/diner/family room! Full of natural light with vaulted ceiling and 4 large sky lights. The kitchen area enjoys a sociable feel with a large central island, a dedicated dining area and casual seating that looks out to the rear garden through French doors. This delightful part of the house also takes you to a dedicated utility room AND a further snug area. The first floor offers 4 bedrooms and a stunning 4 piece family bathroom. Further benefits are 2 air conditioning units, gas central heating and double glazing. To the rear of the house you will find a low maintenance garden with stylish patio and artificial grass. There is also a clever storage area to the side of the property which has been adapted into a garden bar area!

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

- Beautifully Presented Throughout
- Link Detached Family Home
- Large Rear Extension to Provide Kitchen/Dining/Family Room
- Huge Driveway with Ample Parking
- Stylish Family Bathroom
- Small (Converted) Garage Space
- Study, Utility Room and Cloakroom
- Outside Storage and Bar
- Air Conditioning Fitted
- Council Tax Band - D - South Gloucestershire Council

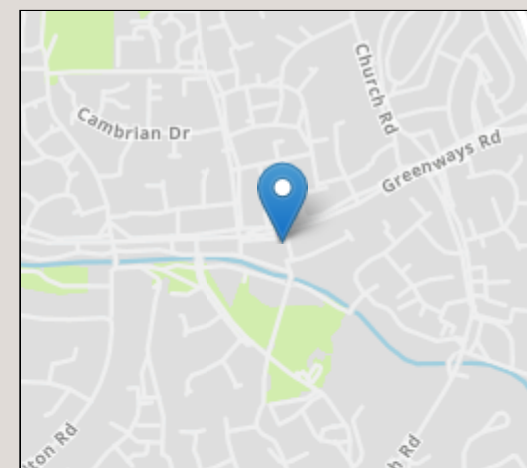
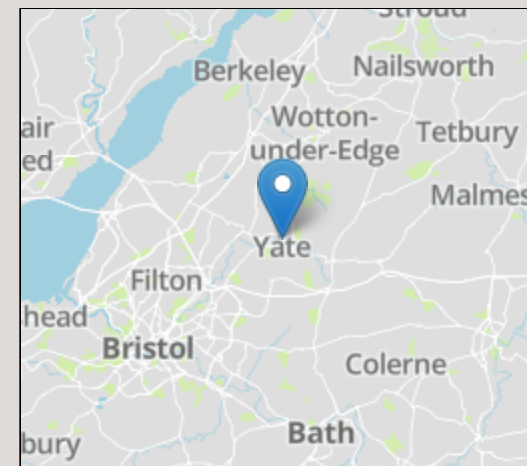
Directions

From Goose Green Way turn onto Greenways Road at the traffic lights by Brimsham Green School. From here continue along the road until you see Crowthers Avenue on your right. No.21 is the first house on your right.

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

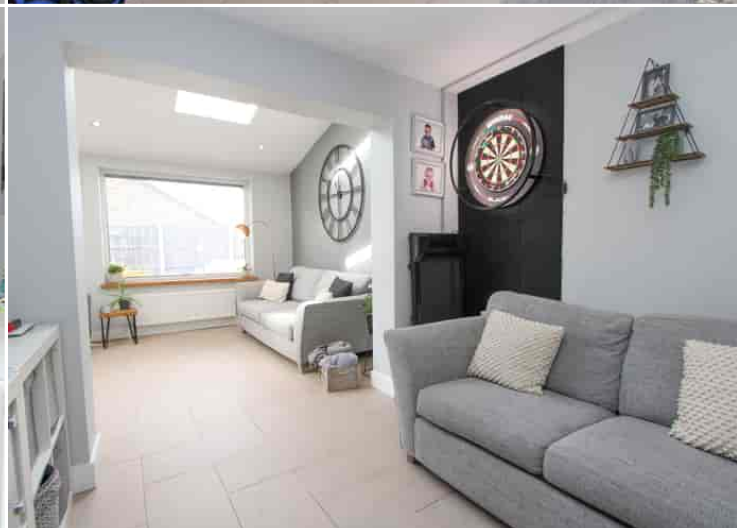
Tenure - Freehold

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



IMPORTANT NOTICE Milburys Estate Agents Ltd, their clients and any joint agents give notice that they have not tested any apparatus, equipment, fixtures, fittings, heating systems, drains or services and so cannot verify they are in working order or fit for their purpose. Interested parties are advised to obtain verification from their surveyor or relevant contractor. Statements pertaining to tenure are also given in good faith and should be verified by your legal representative. Digital images may, on occasion, include the use of a wide angle lens. Please ask if you have any queries about any of the images shown, prior to viewing. Where provided, floor plans are shown purely as an indication of layout. They are not scale drawings and should not be treated as such. Complete listings and full details of all our properties (both for sale and to let) are available at www.milburys.co.uk

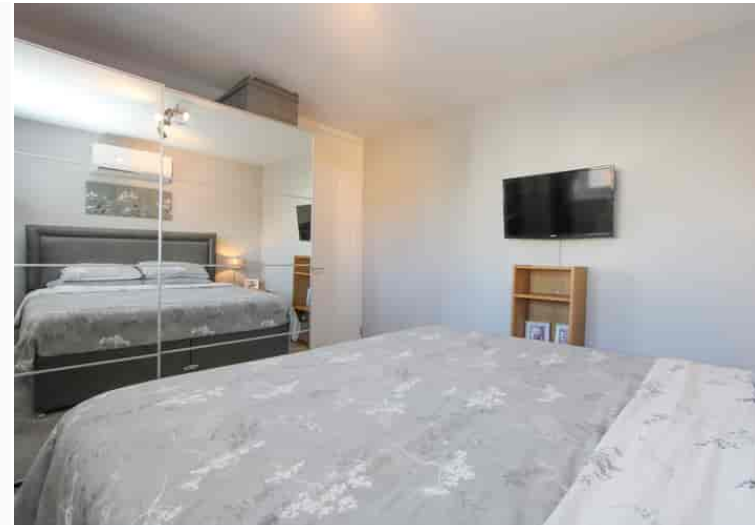




Milburys



SALES LETTING MANAGEMENT



www.milburys.co.uk

