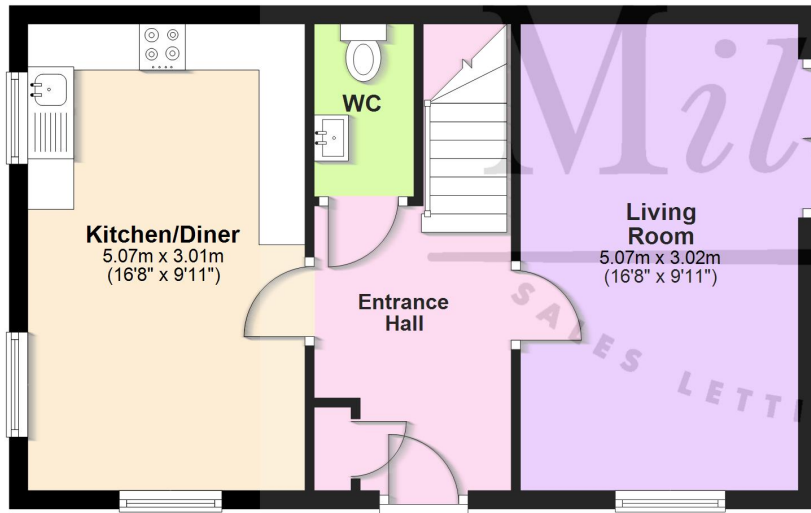




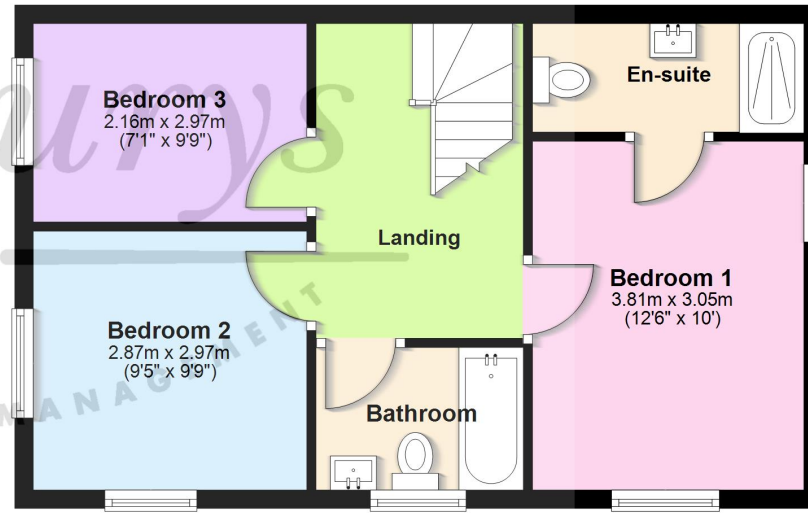
Ground Floor

Approx. 42.4 sq. metres (456.7 sq. feet)



First Floor

Approx. 38.4 sq. metres (413.2 sq. feet)



Total area: approx. 80.8 sq. metres (869.9 sq. feet)

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

16 Edge Close, Yate, South Gloucestershire BS37 7JE

We are delighted to offer this attractive DETACHED family home! Built by Taylor Wimpey in 2023, the property has been meticulously cared for and still presents 'as-new' condition. This wonderful design is just two of a kind on the development and is known as the 'Easedale'. Edge Close is a quiet cul-de-sac found just off Dowsell Way in Ladden Garden Village. The accommodation comprises of a generous hallway, downstairs cloakroom, then a good size living room with dual aspect and French doors that open out to the rear garden and a light and bright kitchen/dining room with 3 windows, integrated appliances and space for dining. Moving to the first floor, you will find three good size bedrooms, ensuite shower room to the master and family bathroom. The property was purchased with various extras and also now benefits electric 'day-and-night' thermal blinds to the windows. Outside is a generous walled and fenced garden plus tandem parking spaces for two vehicles! Management Fees Apply.

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

- Built in 2023
- Detached Family Home
- Immaculate 'As-New' Throughout With Luxury Extras
- 3 Double Bedrooms
- Light and Airy Kitchen/Diner
- Good Size Living Room
- Generous Walled Garden to Rear
- Ensuite and Family Bathroom
- Driveway Parking for 2 Cars
- Council Tax Band D - South Gloucestershire Council

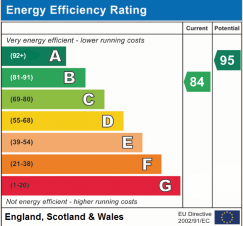
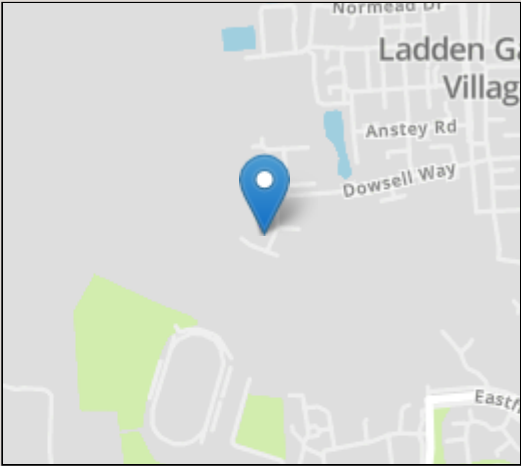
Directions

Arriving in Ladden Garden Village on Leechpool Way, continue to the end of this road and turn right onto Dowsell Way, continue straight passing Sainsburys and then turn left onto Edge Close

Local Authority & Council Tax -

Tenure - Freehold

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



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