

Milburys

SALES LETTING MANAGEMENT

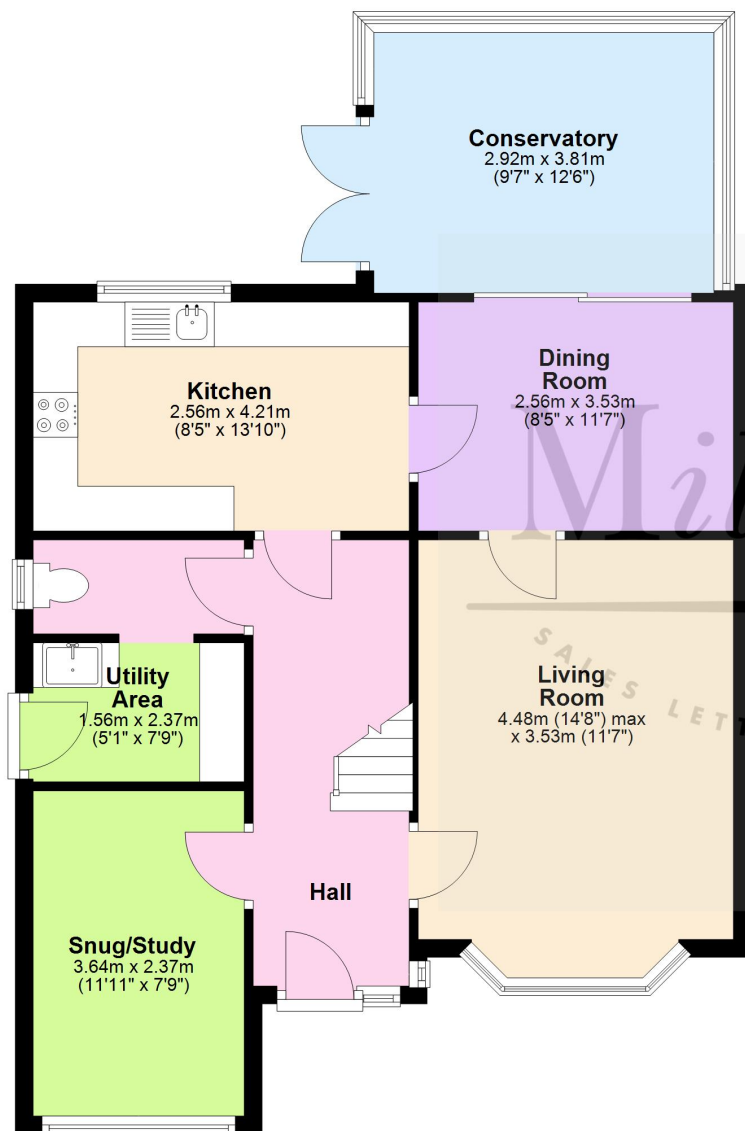


11 Hudson Close, Yate, South Gloucestershire BS37 4NP

£495,000

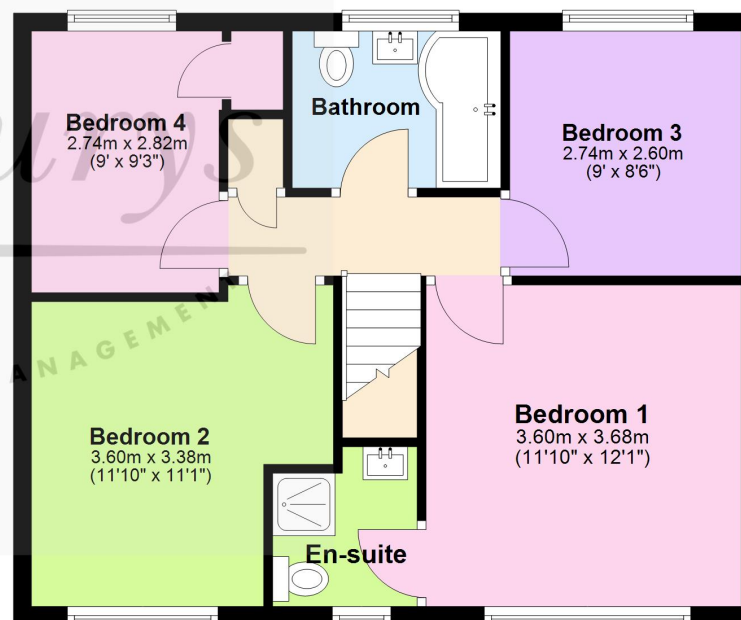
Ground Floor

Approx. 73.5 sq. metres (791.0 sq. feet)



First Floor

Approx. 52.6 sq. metres (566.1 sq. feet)



Total area: approx. 126.1 sq. metres (1357.2 sq. feet)

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

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A well presented family home, located in central Yate and within an easy walking distance to the shopping centre, leisure centre and other excellent amenities. Likewise Chipping Sodbury Secondary School and High Street can also be reached on foot. Hudson Close is also popular as it is located opposite Kingsgate Park and within easy reach of sought after primary schools in the area. This detached property was built in the late 1980s and also has the advantage of being on a corner plot. Inside provides a welcoming entrance hall, from where you have access to a study (garage conversion), then a lovely living room with feature bay window. The ground floor also comes with a stunning white kitchen, a utility room and downstairs WC. There is also a separate dining room which then leads to a conservatory. Upstairs offers 4 good size bedrooms - the master comes with an ensuite shower room - then there is a family bathroom. Externally a pretty rear garden offers a great deal of privacy and is laid to patio and lawn with a walled enclosure whilst the front of the property has driveway parking for 2 cars and could be extended for further parking if required. A perfect family home in a great location!

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

- Detached Family Home • Cul-De-Sac Location • Walking Distance to Yate Train Station and Town Centre
- Located Opposite Kingsgate Park and Lakes • 4 Good Size Bedrooms • Ensuite to Master Bedroom
- Modern Kitchen and Bathroom • Utility Room - Cloakroom • Study and Conservatory
- Council Tax Band D - South Gloucestershire Council

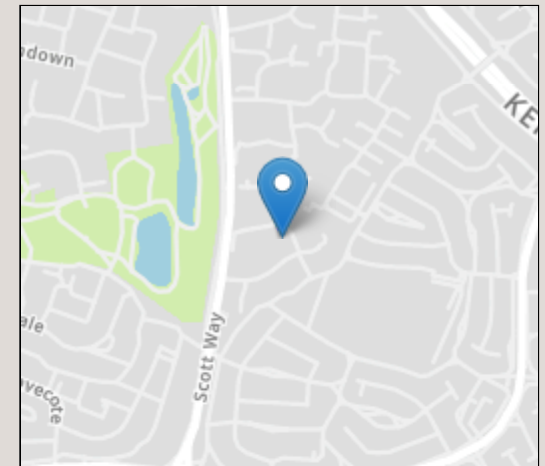
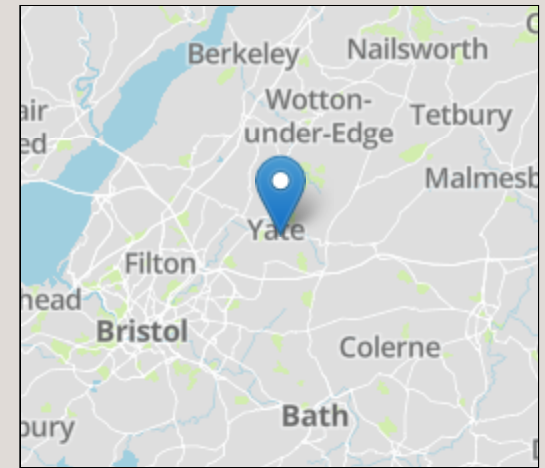
Directions

Leave Yate Town Centre near Tesco and join Scott Way, taking the second turning onto Hudson Close. Number 11 is found at the end of the first cul-de-sac on the left.

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

Tenure - Freehold

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



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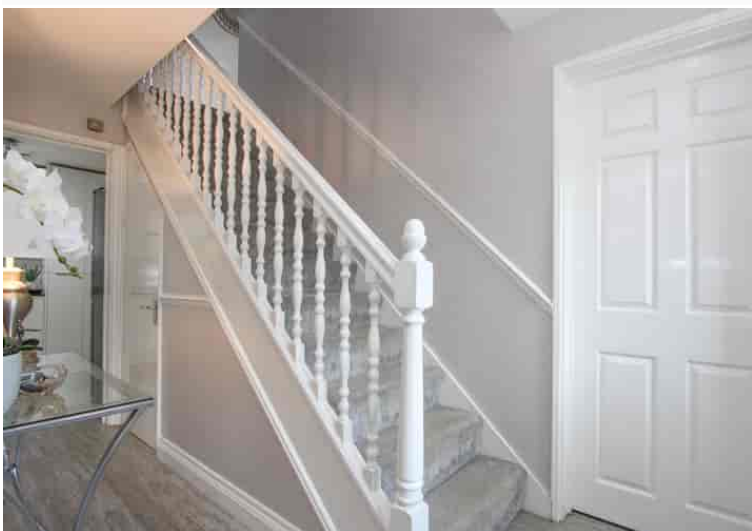




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