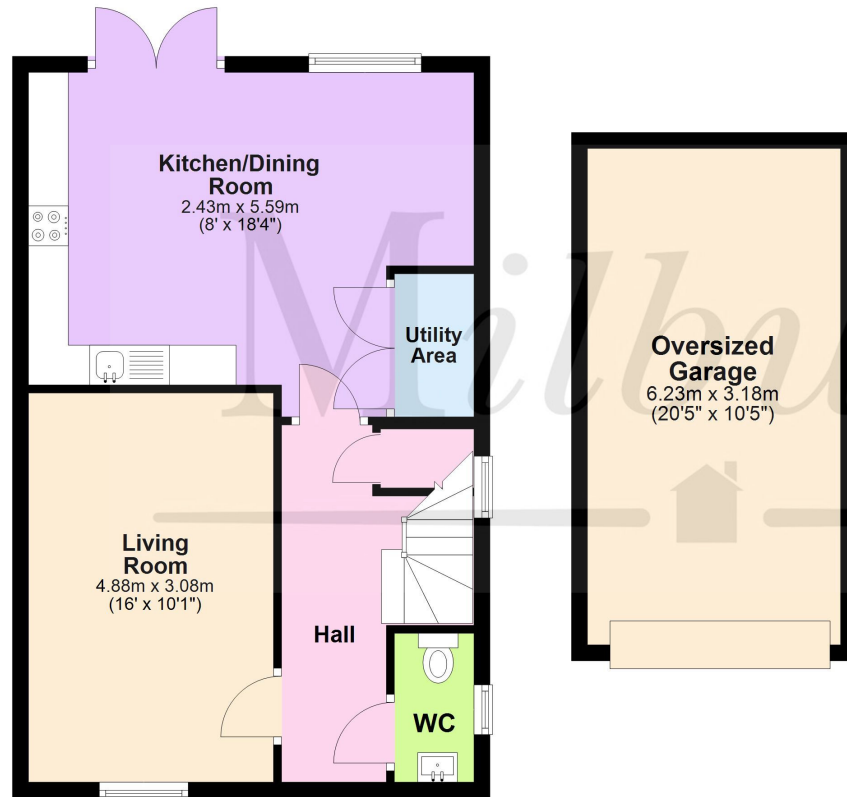
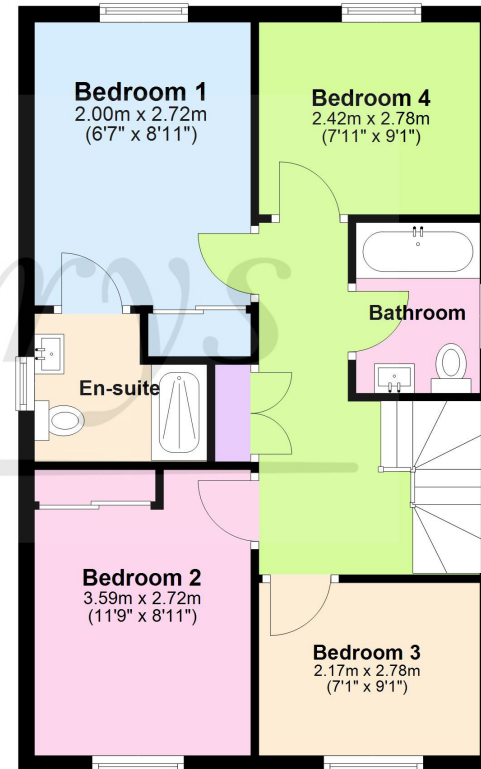




Ground Floor



First Floor



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



9 Fitzgibbon Close, Yate, South Gloucestershire BS37 7FH

Built by David Wilson, this attractive design, known as 'The Ingleby' is less than 2 years old and still presents as an immaculate new home. Detached and boasting a tucked away position on the estate, Fitzgibbon Close is a private road with a green outlook to the front. To the ground floor, the property provides a welcoming entrance hall, a downstairs cloakroom, then a good size living room to the front. A large kitchen/diner sweeps the back of the property, there is a handy utility cupboard with space for a washing machine and a tumble dryer. This is a lovely room that accommodates formal dining and casual seating, with the benefit of French doors that lead out to the rear garden. The first floor offers a balanced layout with 2 double bedrooms (both with fitted wardrobes) and 2 good single bedrooms, the master also comes with a lovely ensuite shower room, plus a family bathroom. Outside, the property comes with a walled rear garden which has been landscaped and low maintenance, to the front there is a driveway to accommodate at least two cars, then an oversized garage completes this modern family home. (Management fees apply)

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

- David Wilson Build
- Detached Family Home
- Quiet Position on Private Road
- Built in 2022
- 4 Bedrooms
- Kitchen / Diner
- Downstair WC
- Ensuite and Family Bathroom
- Oversized Garage
- Council Tax Band - D - South Gloucestershire Council

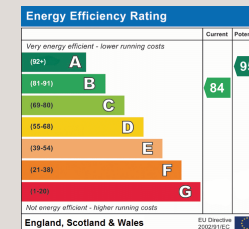
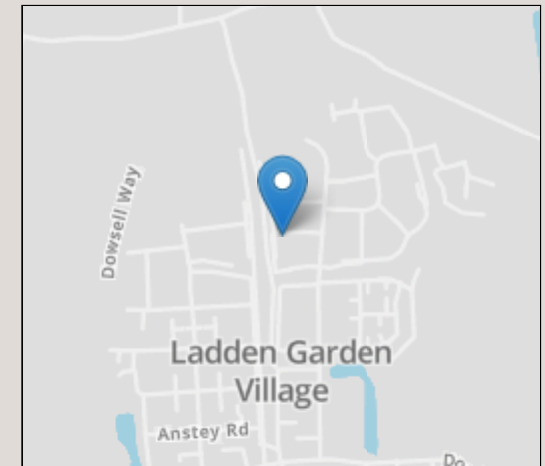
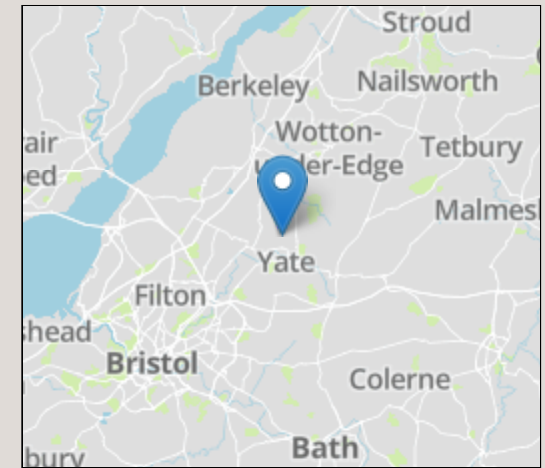
Directions

From Leechpool Way in Brimsham Park Drive into Ladden Garden Village, passing both the sales offices. Continue straight until you reach Dowsell Way where you turn left, then take the next right onto Fletcher Road. Then take the 4th left onto Fitzgibbon Close.

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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