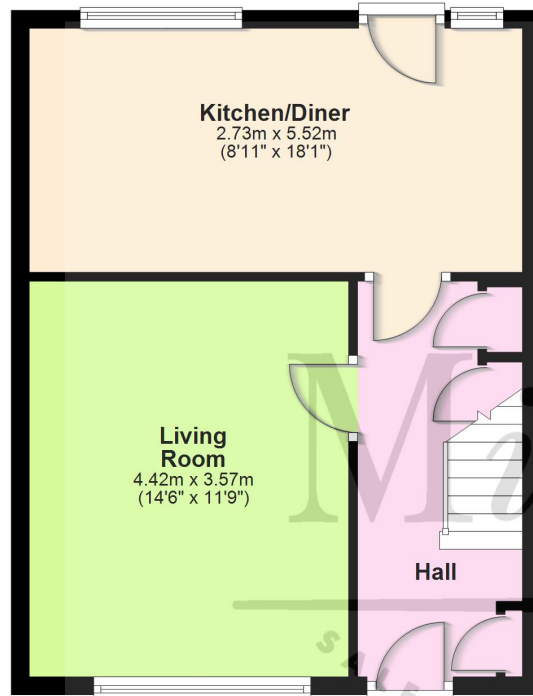




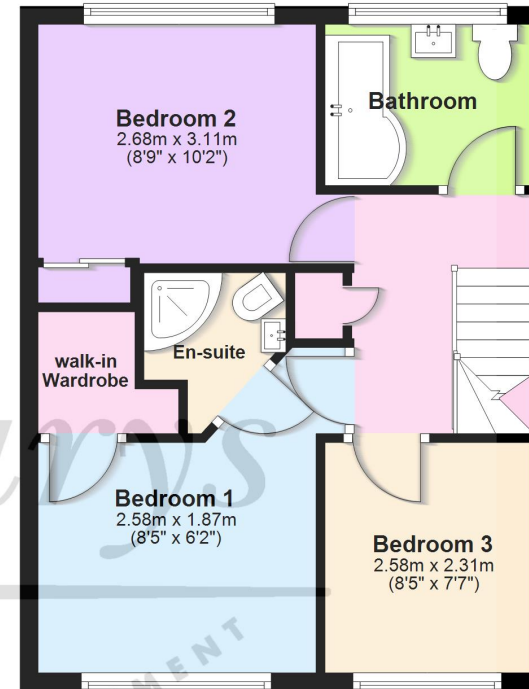
Ground Floor

Approx. 40.0 sq. metres (430.6 sq. feet)



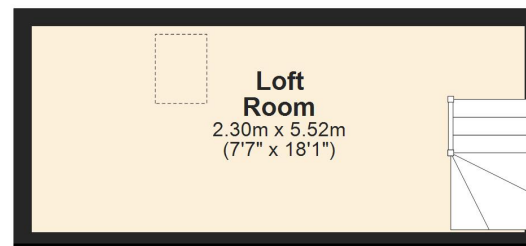
First Floor

Approx. 40.0 sq. metres (430.6 sq. feet)



Second Floor

Approx. 12.7 sq. metres (136.6 sq. feet)



Total area: approx. 92.7 sq. metres (997.7 sq. feet)

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

161 Brockworth, Yate, South Gloucestershire BS37 8SP

This exceptionally well kept and improved semi-detached property offers far more than the average house in the area! Owned since 1987, the owners have also cleverly adapted the property to provide extra space with a fantastic addition on the landing; a staircase that leads up to a usable loft room which currently is used as office space. Entering this lovely family home you are greeted with a light and bright entrance hall with under stairs storage, from here you find the living room situated at the front which overlooks the green. Then to the rear you will find a large kitchen/diner, with plenty of worktops and cupboards, space for dining and direct access out to the rear garden. The first floor comes with a family bathroom and 3 good size bedrooms. The master bedroom now has a modern ENSUITE shower room AND a walk-in wardrobe. Then outside, the property comes with driveway parking and a single garage, a beautiful landscaped rear garden which is laid to patio and lawn with raised beds, feature pond and large sun awning.

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, so excellent for commuting. It has a train station with main line connections to Bristol Parkway and Temple Meads, a refurbished leisure centre, retail park, restaurants and a large shopping centre which caters for all needs. From Yate there is easy access to the nearby market town of Chipping Sodbury with its historic High Street dating back to the 12th Century. Chipping Sodbury offers a wide and eclectic range of shops and businesses plus a Waitrose store which is found 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 are the open green spaces on Westerleigh Common. Chipping Sodbury also offers country walks on its own common which neighbours the golf course, rugby, tennis and cricket club.

Property Highlights, Accommodation & Services

- Well Maintained and Improved Semi-Detached Home
- 3 Bedrooms
- Kitchen/Diner
- Family Bathroom AND Ensuite Shower Room
- Usable Loft Room
- Landscaped Rear Garden
- Single Garage & Driveway
- Overlooking Attractive Open Green Space
- Walkable Distance To Good Local Primary Schools
- Council Tax Band - B - South Gloucestershire Council

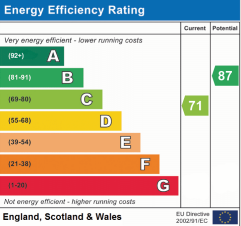
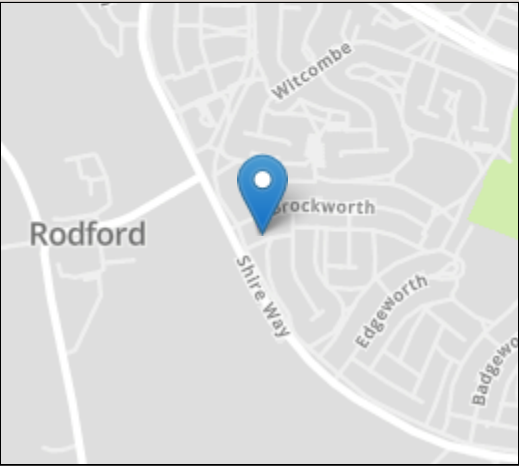
Directions

Driving along Shire Way, Brockworth is the last turning on your right before reaching the mini roundabout that takes you to Westerleigh. No. 161 is found just on the right hand side as you pull into the street.

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

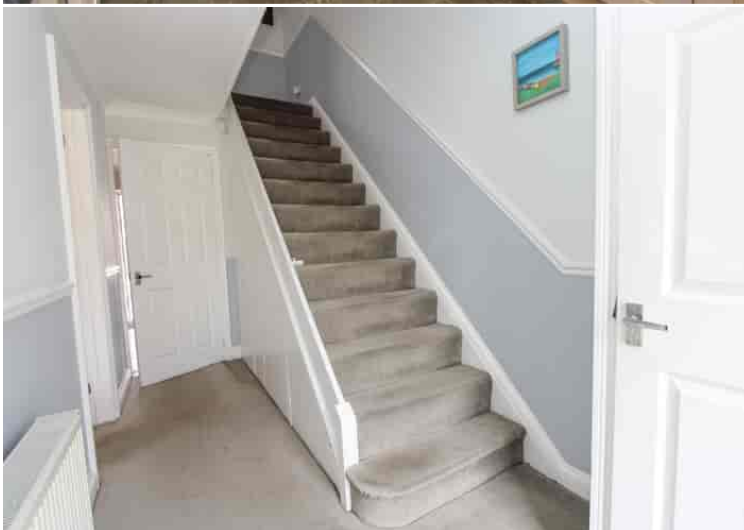
Tenure - Freehold

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



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