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SALES LETTING MANAGEMENT

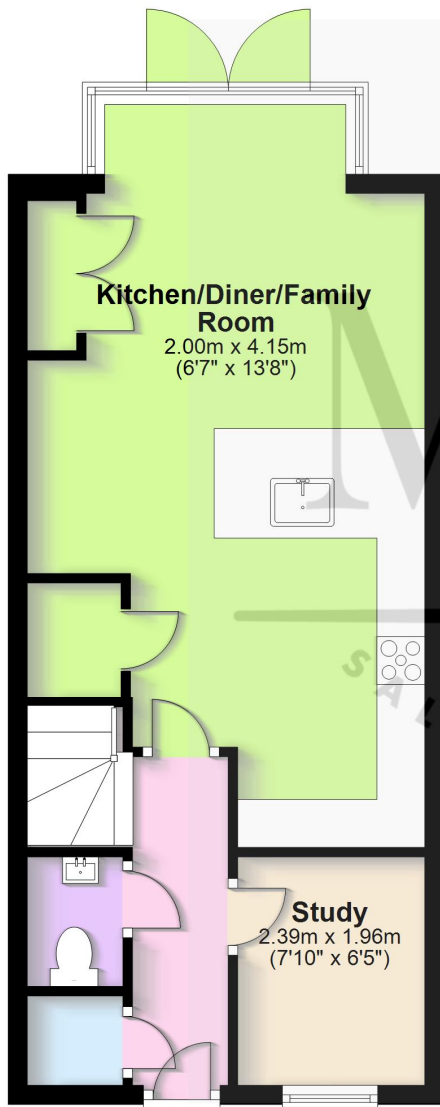


5 Hazel Close, Autumn Brook, Yate, South Gloucestershire BS37 7DL

£389,950

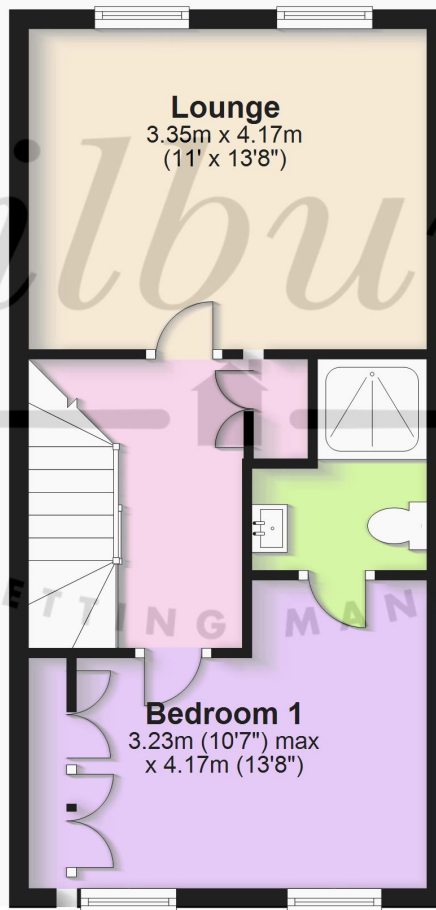
Ground Floor

Approx. 43.6 sq. metres (469.4 sq. feet)



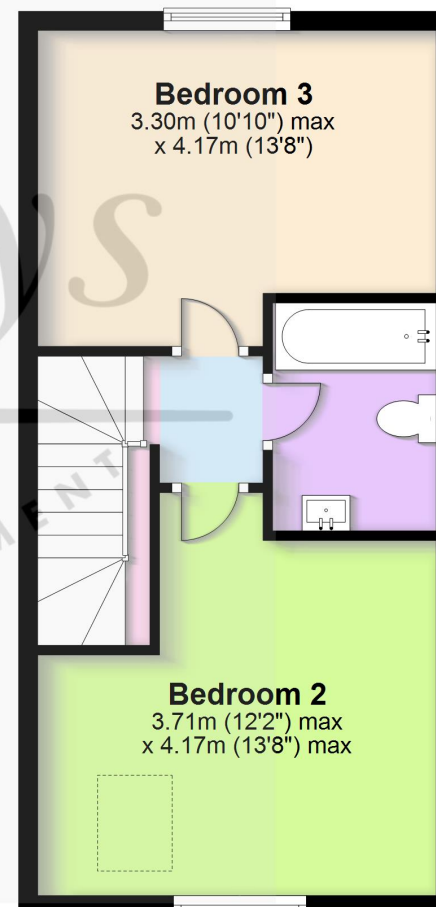
First Floor

Approx. 37.4 sq. metres (402.9 sq. feet)



Second Floor

Approx. 37.7 sq. metres (405.4 sq. feet)



Total area: approx. 118.7 sq. metres (1277.6 sq. feet)

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

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NO ONWARD CHAIN! With a superb outlook over a protected open green space, the location of this lovely home will be the envy of many as is it found in a very small cul-de-sac, just a stones throw from Brimsham lakes and surrounding walks. Built in 2017 by David Wilson Homes this exceptionally well presented home has been beautifully styled and improved by the current owner. Set over three floors there are three spacious double bedrooms with the master having its own ensuite, whilst on the ground floor there is an upgraded modern kitchen which flows into a seating/dining area, a study and a guest cloakroom. On the first floor there is a lounge plus the master bedroom whilst on the top floor there are two doubles plus a bathroom which caters for them. The ground floor opens onto a levelled and landscaped rear garden via French doors where you will find a great seating area which has a timber built cover over and a lovely large patio. This area is found behind two garages of which one of them belongs to the house and has a pedestrian door leading into it from the garden. The property also has parking to the front. Opposite the house is an open green area and just along from here there is a child's play area which is ideal for young families. There is NO ONWARD CHAIN with this amazing house as the seller is already suited!

Situation

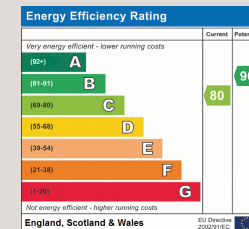
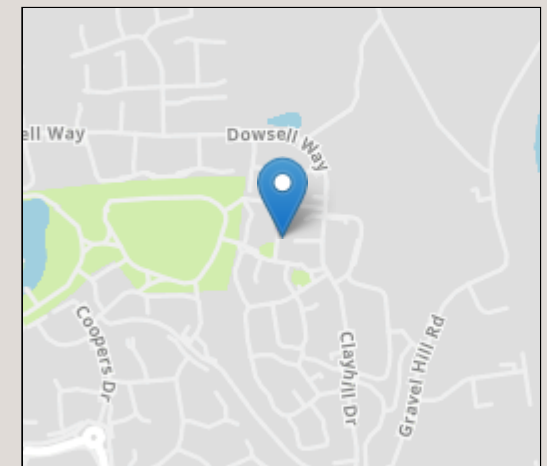
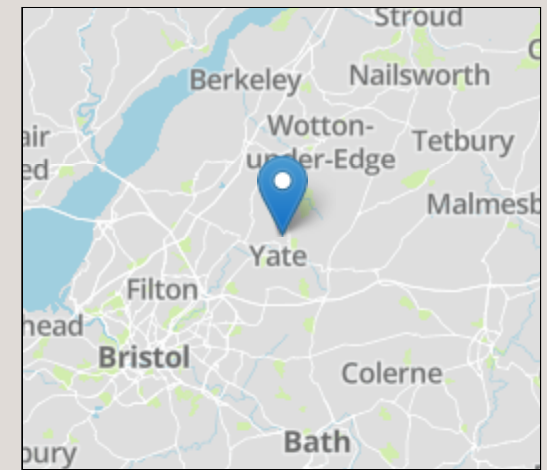
Autumn Brook is an extension to the existing Brimsham Park development and is a modern suburb found in North Yate, located approximately 5.8 miles from the M4 Junction 18 and 11.3 miles from the centre of Bristol. It has a secondary school, skate park, public houses and some local shops including a Tesco Express. Central Yate 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 the nearby market town of Chipping Sodbury which has an historic High Street dating back to the 12th Century. Chipping Sodbury also offers a range of shops and businesses and more recently a Waitrose store. There is a selection of both Primary and Secondary Schooling in the area of good reputation.

Property Highlights, Accommodation & Services

- Modern Three Double Bedroom Townhouse Set Over Three Floors
- FANTASTIC Quality - Upgraded and Improved Since New and Beautifully Presented Throughout
- Envious Location on Small Cul-de-Sac Overlooking the Nature Reserve / Open Green Space
- Stones Throw to Brimsham Park Lakes and Open Green Space
- Toddler Play Area Nearby and Easy Access to Yate Shops and Amenities, Plus Chipping Sodbury High Street
- Lovely Kitchen/Diner Leading onto Levelled Landscaped Garden with extra width and Outdoor Seating Area
- First Floor Lounge Which Could Act as Bedroom 4 if Required
- Council Tax Band D - South Gloucestershire Council

Directions

Leaving Peg Hill and joining Clayhill Drive, you continue straight until you see the third left turning on your left onto Dingley Lane. Turn in and then take the first right onto Holly Mews where you drive through till the end where you turn left, then turn immediate right. You will find the property a short distance along on the right hand side overlooking the nature area/open green space.



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