





Outbuilding
Area: 9.1 m² ... 98 ft²

Ground Floor
Area: 93.5 m² ... 1006 ft²

Total Area: 152.0 m² ... 1637 ft²

This plan is for illustrative purposes only and should only be used as such.
Not to scale.

First Floor
Area: 49.5 m² ... 532 ft²



37 Bennetts Court, Yate, South Gloucestershire BS37 4XH

We are delighted to offer this deceptive family home. Immaculately presented by the current owners, the property has undergone a fantastic redesign on the ground floor. With a stunning rear extension, featuring bi-folding doors, glass wall and lantern window this amazing space now makes way for an enviable kitchen/diner/family room with a large central island, integrated appliances, under floor heating, views out to the rear garden and ample space for casual seating. From here you will also find a large utility room to the front of the property. There is then a stylish lounge/diner with bay window to the front and further patio doors to the rear. A bright and light entrance hall with guest WC with stairs that lead to the first floor. Here you will find 4 good size bedrooms, all beautifully presented. The master bedroom also has an attractive bay window, fitted wardrobes and a refitted ensuite shower room plus there is also a very slick family bathroom. Externally, there is a tree-lined backdrop in the south facing rear garden, which is laid to lawn and patio. There is also a lovely garden room that is currently used as a comfortable work space, plus a large shed. To the front there is a pretty garden and driveway with parking for two cars. A delightful property in a great location, just minutes walk to either Chipping Sodbury High Street or Yate Town Centre.

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

- Detached Family Home • Stunning Rear Extension with Bi-Folding Doors • 4 Bedrooms • Family Bathroom and Ensuite To Master
- Contemporary Kitchen/Diner With Large Island • Private Rear Garden with Treelined Backdrop • Large Utility Room
- Lounge/Diner with Bay Window • Driveway Parking for 2 cars • Council Tax Band D - South Gloucestershire Council

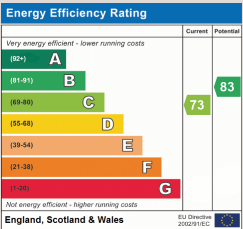
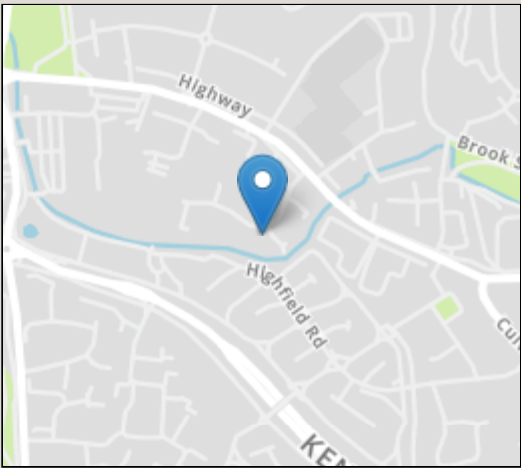
Directions

Leaving Chipping Sodbury High Street and heading towards Yate on Bowling Hill, Bennetts Court is the 2nd turning on the left hand side. Once in the road, number 37 will shortly be found on the left hand side, just after the small left turning.

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

Tenure - Freehold

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



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