

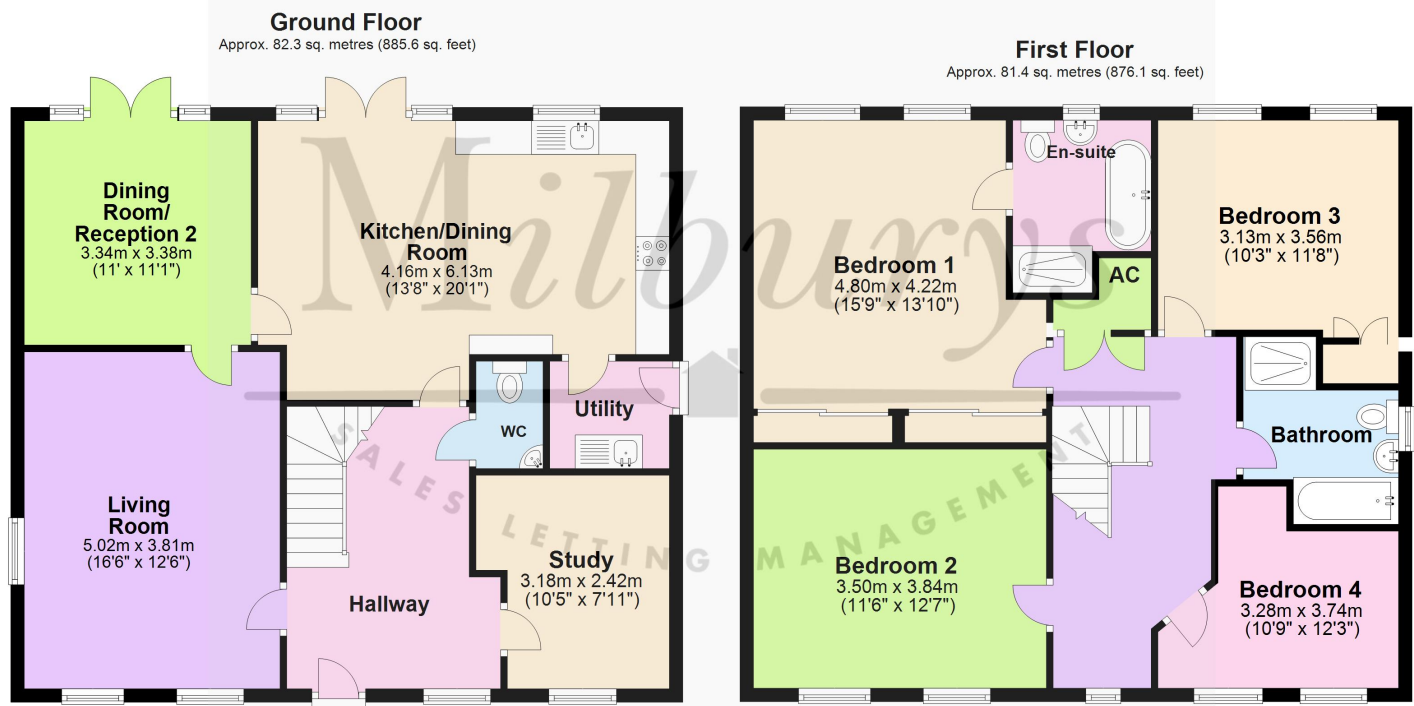
Milburys

SALES LETTING MANAGEMENT



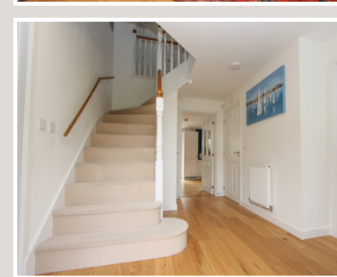
10 Wainblade Court, Yate, South Gloucestershire, BS37 7DH

£565,000



Total area: approx. 163.7 sq. metres (1761.7 sq. feet)

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



10 Wainblade Court, Yate, South Gloucestershire BS37 7DH

Built in 2017 by David Wilson, this impressive detached property is known as the 'Chelworth' which will be sure to surprise with its superb proportions! Located in the popular Autumn Brook estate in North Yate, Wainblade Court is tucked away to the rear of the development where number 10 has a generous corner position with an enviable rear garden that wraps around the property, tree lined and offering potential to extend if required. This attractive family home provides a large entrance hall, from where you access a study, a generous living room with 3 windows soaking up the natural light, a downstairs WC, a large kitchen/diner with white units and integrated appliances plus French doors overlooking the garden. You are then led through to a bright and light dining room with a further set of French doors out to the rear garden. You will also find access to a handy utility room. The first floor impresses with a huge galleried landing. The master bedroom is fitted with built-in wardrobes and has a lovely ensuite bathroom with bath and separate double shower unit. A further 3 double bedrooms and a family bathroom can be found upstairs. In summary, a handsome and sizable family home with a fantastic plot and pleasant outlook.

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

- Large Executive Detached Family Home
- Attractive David Wilson Design
- Generous Corner Plot
- Sizable Entrance Hall
- 3 Superb Reception Rooms
- 4 Double Bedrooms
- Ensuite and Utility Room
- Parking for 3 Cars Plus Garage
- Large Attractive Rear Garden with Tree Lined Outlook
- Council Tax Band - F - South Gloucestershire Council

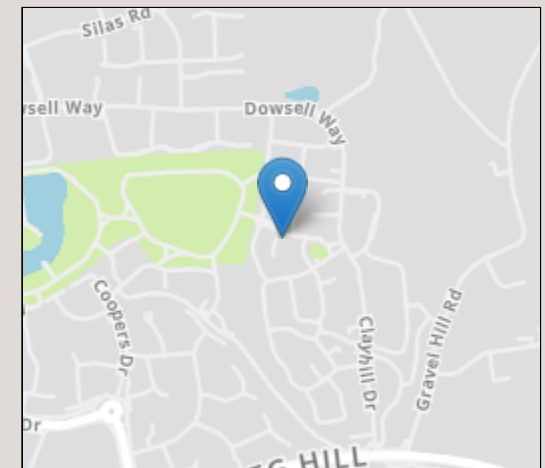
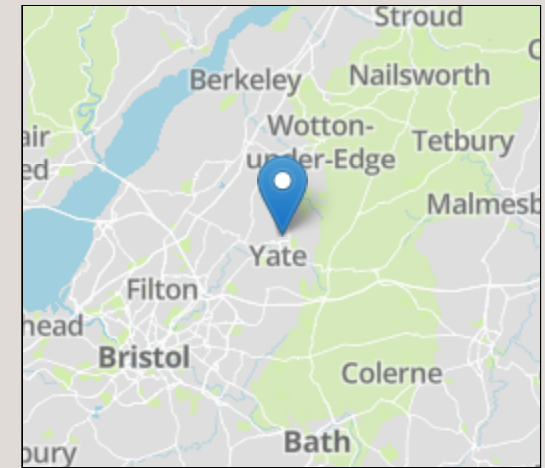
Directions

Leaving Peg Hill and joining Clayhill Drive, continue straight and take the second left onto Dingley Lane. As you reach the bottom of the road Wainblade is the road you will join and No.10 is located on the corner and facing an open green.

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

Tenure - Freehold

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



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 93 |
| (81-91) | B | 85 | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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