

Milburys

SALES LETTING MANAGEMENT

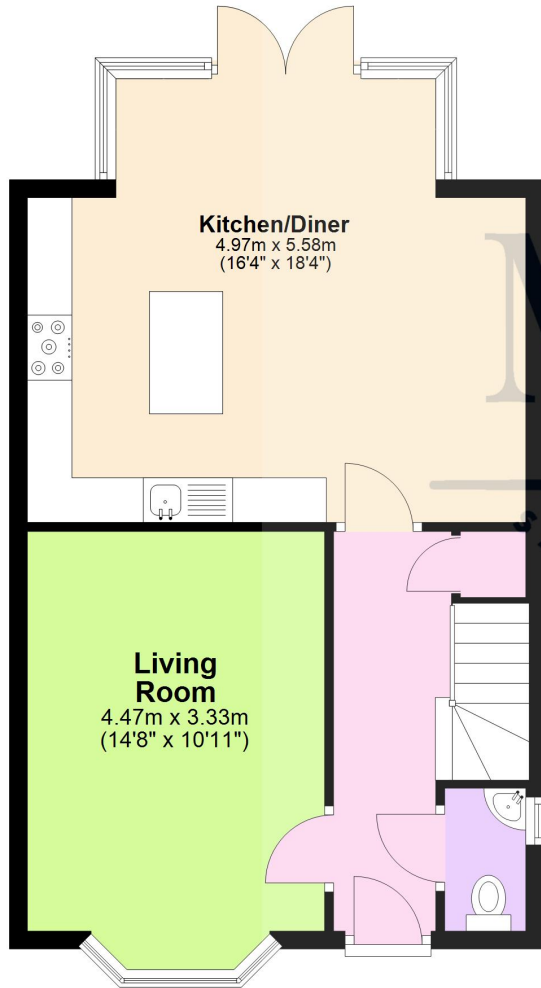


5 Wainblade Court, Yate, South Gloucestershire BS37 7DH

£415,000

### Ground Floor

Approx. 50.8 sq. metres (547.2 sq. feet)



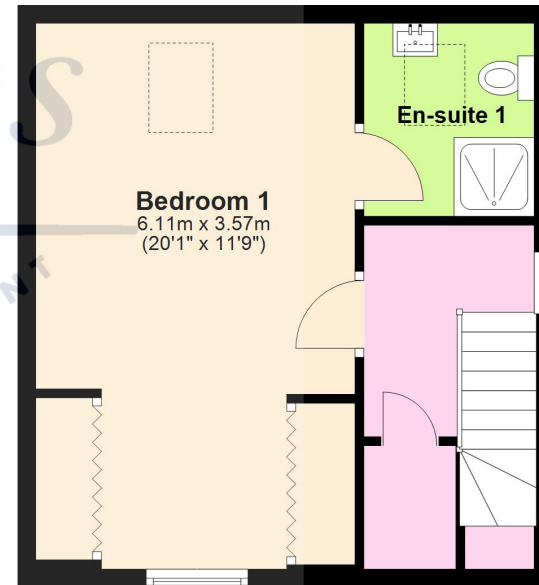
### First Floor

Approx. 45.8 sq. metres (493.1 sq. feet)



### Second Floor

Approx. 34.1 sq. metres (367.1 sq. feet)



# 5 Wainblade Court, Yate, South Gloucestershire BS37 7DH

A deceptively large family home! We are delighted to present this superb 3 storey semi-detached property which was built by David Wilson Homes, sitting on an enviable sunny plot with a lovely open outlook to the nearby attenuation pond. Entering the property you will find a welcoming entrance hall, a downstairs WC, then a cosy living room to the front with a bay window. To the rear of the property there is a good sized kitchen/dining/family room which is flooded with natural light and has French doors overlooking the rear garden. The modern kitchen is well equipped with feature central island and integrated appliances. The first floor offers a large 2nd bedroom with an en-suite facility, along with a further double bedroom and a good size single, there is also a family bathroom. The top floor comprises of the main master bedroom which is dual aspect and has elevated views front and back and has fitted wardrobes. There is also a further en-suite shower room. Externally, the rear garden has been landscaped and provides a large decked area and is laid to lawn. There is a gated access to a single garage and parking. This wonderful home offers amazing square footage of 1400 Sq Ft and also boasts the perfect layout for a growing family. Management Fees Apply.

## 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 4 Bedroom Family Home
- Semi Detached
- 2 Ensuite Bathrooms and a Family Bathroom
- Superb Kitchen/Diner/Family Room to the Rear
- Overlooking Attenuation Pond and Treelined View
- Single Garage & Driveway Parking
- Generous Square Footage Spread Over Three Floors
- Landscaped Rear Garden
- Tastefully Presented Throughout

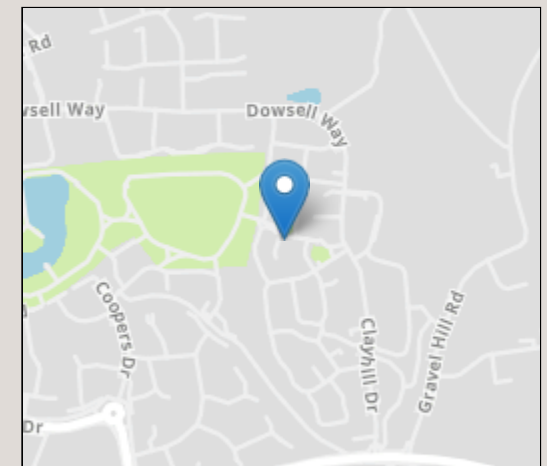
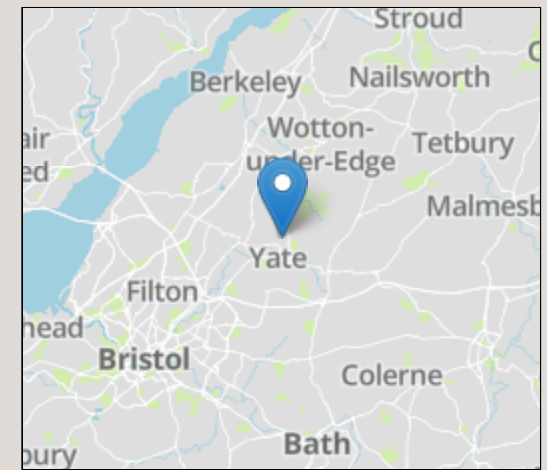
## Directions

Leaving Peg Hill and joining Clayhill Drive, continue straight and take the third left turning onto Dingley Lane. Then take the first right onto Holly Mews where you will find the road merges into Wainblade Court, No. 5 Wainblade Court is found on the left hand side.

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

**Tenure** - Freehold

**Contact & Viewing** - Email: [chippingsodbury@milburys.co.uk](mailto:chippingsodbury@milburys.co.uk) Tel: 01454 318338



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(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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