

# The Oaks, Broad Lane, Yate, South Gloucestershire BS37 7BE

Situated on the outskirts of Yate and built by Newland Homes in 2013, this lovely modern home is within walking distance to North Road Primary School and Brimsham Green Secondary School. The ground floor offers a guest WC and a lounge to the front with bay window, there is a lovely kitchen/diner with integrated appliances and French doors leading out to the enclosed, south facing rear garden. To the first floor there are three bedrooms, two of which are double sized and a family bathroom. The second floor showcases the master suite, which is of a good size with a walk- in wardrobe and an en-suite shower room. Outside you will find a pleasant outlook in this private cul-de-sac, to the rear is an enclosed garden laid to patio and lawn. The property further benefits from allocated parking, visitor parking and a single garage.

## 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. It 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 Chipping Sodbury with its historic High Street dating back to the 12th Century. Chipping Sodbury offers a wide and eclectic range of shops and established businesses and a Waitrose store which has been built 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 is the open green spaces of Westerleigh Common. Chipping Sodbury also offers country walks on its own common which neighbours the golf course, rugby and cricket club.

## Property Highlights, Accommodation & Services

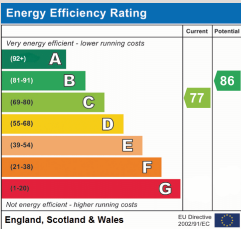
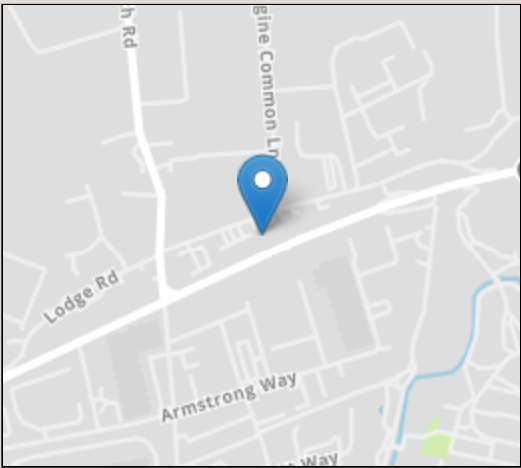
- Detached • 4 Bedrooms • Laid Out Over Three Floors • Single Garage & Driveway • Family Bathroom and Esuite
- Kitchen / Diner • Pretty Rear Garden with Lawn, Patio and Established Planting • Double Glazed Windows
- Council Tax Band - D - South Gloucestershire Council • Built by Newland Homes in 2013

## Directions

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

**Tenure** - Freehold

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



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