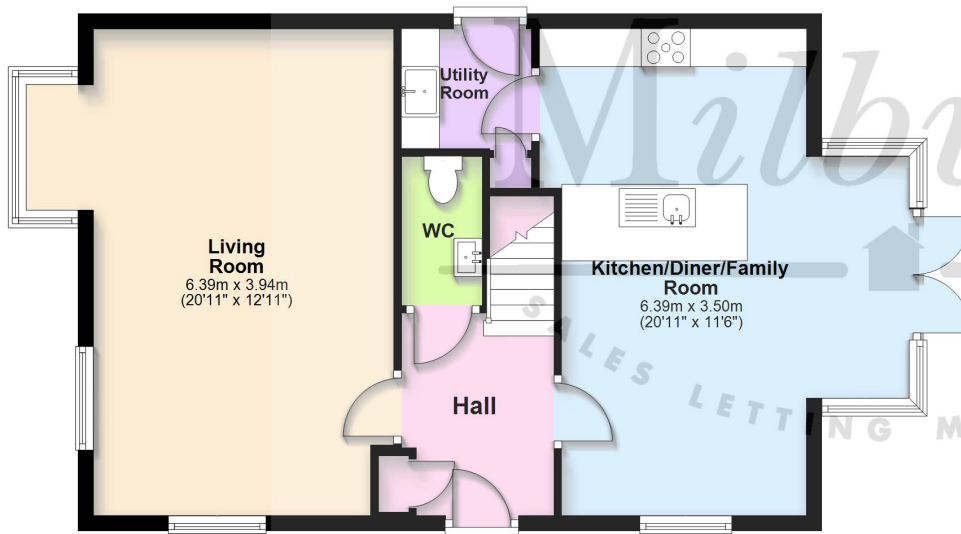




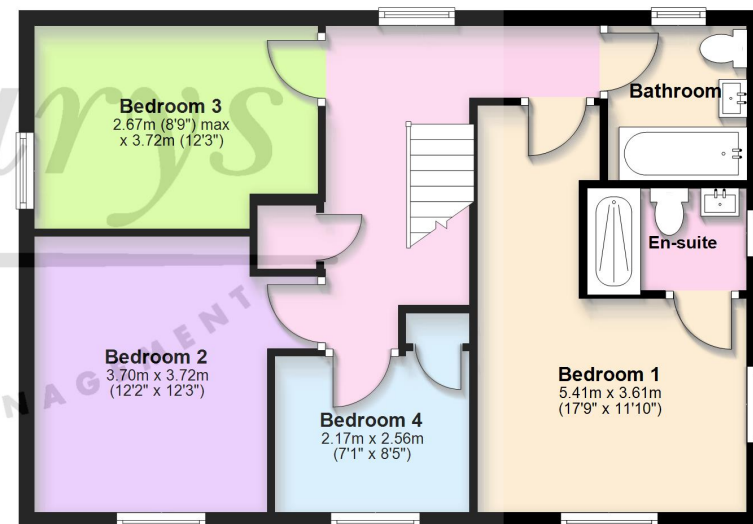
## Ground Floor

Approx. 64.7 sq. metres (696.9 sq. feet)



## First Floor

Approx. 59.7 sq. metres (643.1 sq. feet)



Total area: approx. 124.5 sq. metres (1340.0 sq. feet)

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

# 20 Turner Road, Yate, South Gloucestershire BS37 7EU

Set in a quiet and pleasant road on the periphery of this modern development, Turner Road enjoys views across a nature reserve and has direct access to open green spaces for dog walking. An attractive detached family home which was built in 2021 by David Wilson and still benefiting from circa 5 years of the NHBC warranty. This superb design is known as the Cornell and boasts a fantastic size kitchen/diner, giving lots of natural light with large glazed doors out to the garden. An ideal space which suits those who like to entertain, with both breakfast bar and space for casual seating. The kitchen comes with quartz tops and integrated appliances and flows into a handy utility room. To the front of the property you will find a large living room with a box bay window and a stylish media wall/fireplace addition to give the room character. A generous hallway and a guest cloakroom complete the ground floor, whilst moving upstairs there are 4 bedrooms (3 doubles and a single) all elegantly decorated. The master bedroom comes with space for plenty of wardrobes and an ensuite shower room. There is also a delightful family bathroom. Outside there is an enclosed rear garden, plus an oversized single garage with a double driveway at the front. Estate Management fees apply.

## Situation

Ladden Garden Village is a modern and exciting development located North of Yate town, extending from Brimsham Park. There is a local Sainsburys, a pre-school and nursery, plus plans for a primary school which will be built nearby. It is approximately 7 miles from the M4 Junction 18 and 12 miles from the centre of Bristol. Nearby Yate has a train station with main line connections, a leisure centre, retail park, restaurants and a large shopping centre which caters for all needs. Chipping Sodbury is also only minutes drive away with its historic High Street dating back to the 12th Century, offers a wide and eclectic range of shops and established businesses. A Waitrose store is in the centre of the town. There is a selection of both Primary and Secondary Schooling in the area of good reputation plus Chipping Sodbury offers country walks on a lovely common which neighbours the golf course and cricket club.

## Property Highlights, Accommodation & Services

- Built in 2021 by David Wilson
- Attractive Family Home
- Quiet Location with Views
- Detached
- Large Kitchen/Diner/Family Room
- 4 Bedrooms
- Bathroom and Ensuite to Master
- Utility and Downstairs WC
- Oversized Garage and Driveway Parking
- Council Tax Band - E - South Gloucestershire Council

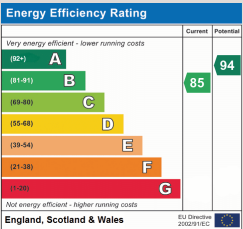
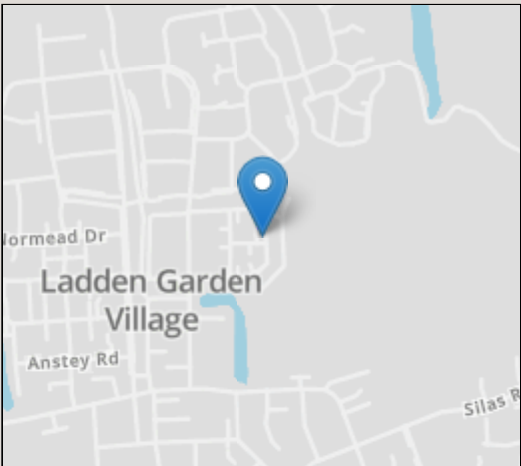
## Directions

From the centre of Ladden Garden Village by the Sainsburys Local, turn onto Fletcher Road and after a short drive take a right into Turner Road. Once turned in follow around to the left and shortly you will see a driveway turning on your right between two houses. Turn in and you will find number 20 in the corner of the cul-de-sac.

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

**Tenure** - Freehold

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



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