

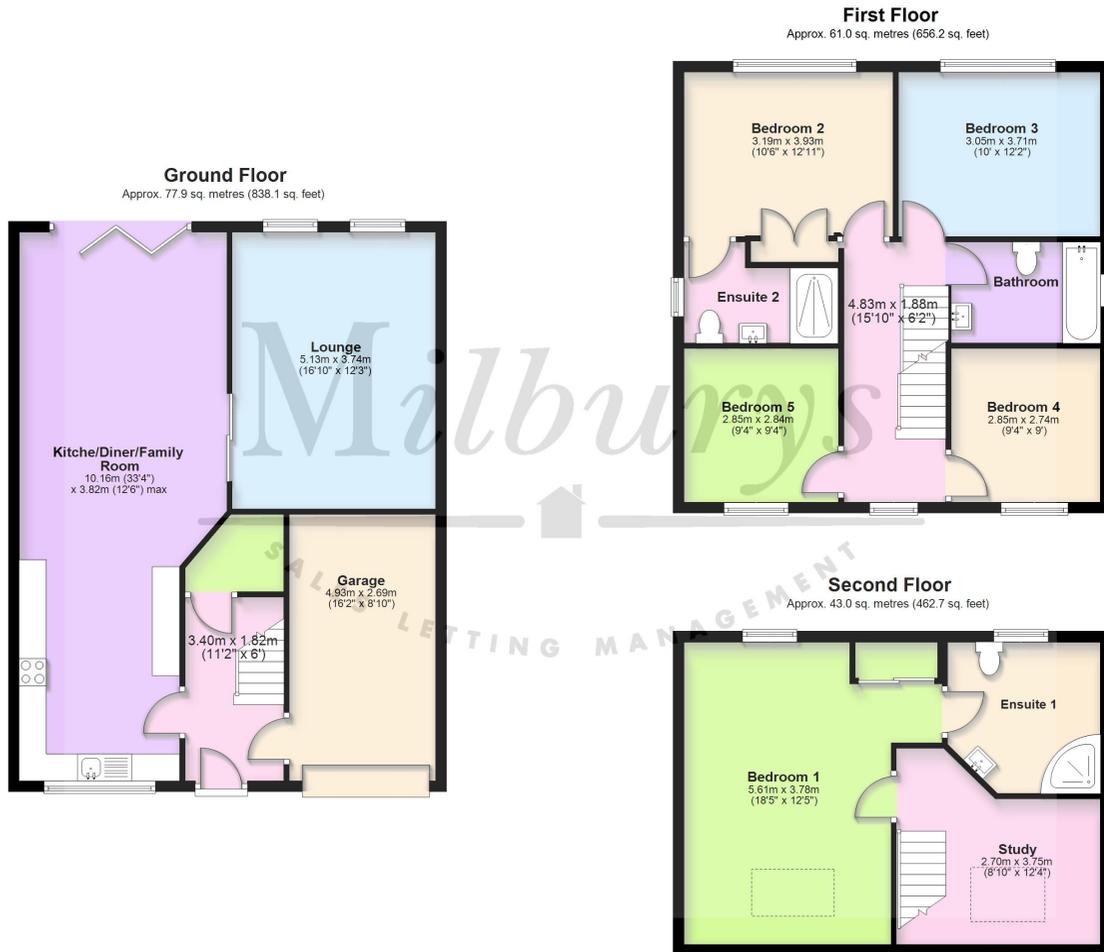
The logo for Milburys, featuring the name in a white serif font on a dark blue background.

SALES LETTING MANAGEMENT



56 Lark Rise, Yate, South Gloucestershire, BS37 7PJ

£525,000



Total area: approx. 181.8 sq. metres (1956.9 sq. feet)

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



56 Lark Rise, Yate, South Gloucestershire BS37 7PJ

Set in the centre of Brimsham Park, Lark Rise is a popular spot for those looking to have amenities on the doorstep! Built in the 1990s, this sizeable family home has been modernized and extended to now provide plenty of flexible accommodation set over three floors. As you approach this detached property on a private road you are met with ample driveway parking, then entering the house the ground floor provides an entrance hall, a guest WC, then access into the garage. You will then find an extremely generous kitchen/diner/family room. This area has been extended to the rear and comes with space for dining and casual seating with bi-folding doors looking out to the rear. From here you can go into a large living room, complete with feature vaulted ceiling and windows overlooking the garden. The first floor comes with 4 double bedrooms, a family bathroom and an ensuite to bedroom 2. Moving to the top floor, there is now a large master bedroom complete with an ensuite bathroom plus a light filled study area! This lovely family home also boasts a professionally landscaped rear garden (featured on TV!) with a wealth of exciting planting, a decked area, water feature and lawn. An impressive property with space for a growing family!

Situation

Brimsham Park is a popular development in North Yate. Built in the 1990s and located just 1.4 miles (approx. 3 minutes drive) north of Chipping Sodbury High Street. It is approximately 6 miles from the M4 Junction 18 and 12 miles from the centre of Bristol. The town of Yate is also just minutes drive away and has many amenities which include a train station with main line connections, a refurbished leisure centre, retail park including restaurants and a large shopping centre which caters for all needs. Nearby Chipping Sodbury offers a wide and eclectic range of shops and established businesses plus has a central Waitrose store in the centre of this historic market town. There is a selection of both Primary and Secondary Schooling in the area of good reputation plus Chipping Sodbury offers country walks on its lovely common which neighbors' the golf course, tennis, cricket and other sport clubs.

Property Highlights, Accommodation & Services

- 5 DOUBLE bedrooms! • Central Location Close To Yate Town Centre • Accommodation Over Three Floors
- 2 Ensuite Bathrooms and a Family Bathroom • Study Area • Garage and Ample Driveway Parking • 33ft Kitchen/Diner/Family Room
- Professionally Landscaped Garden • Extended to the Rear • Council Tax Band - E - South Gloucestershire Council

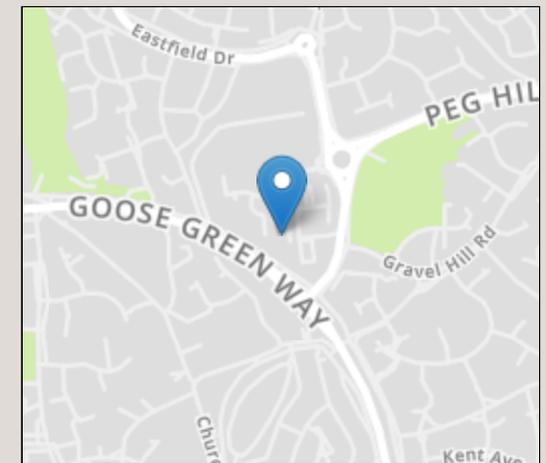
Directions

Leaving Yate Town Centre, join Goose Green Way and continue straight until you reach Peg Hill at the traffic lights. Turn right and once you reach the roundabout, take the first exit into Lark Rise. Follow the road round where number 56 will be found on the right hand side.

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

Tenure - Freehold

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	78
(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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