

Milburys

SALES LETTING MANAGEMENT

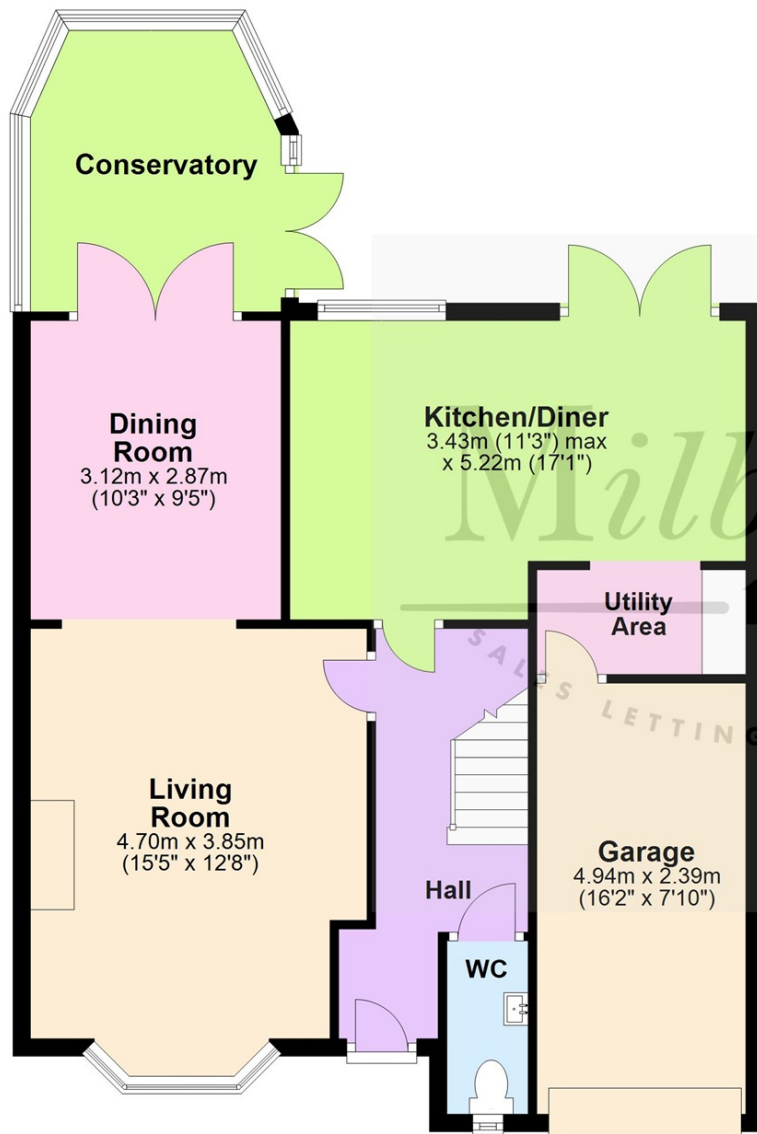


34 Sutherland Avenue, Yate, South Gloucestershire BS37 5UE

£440,000

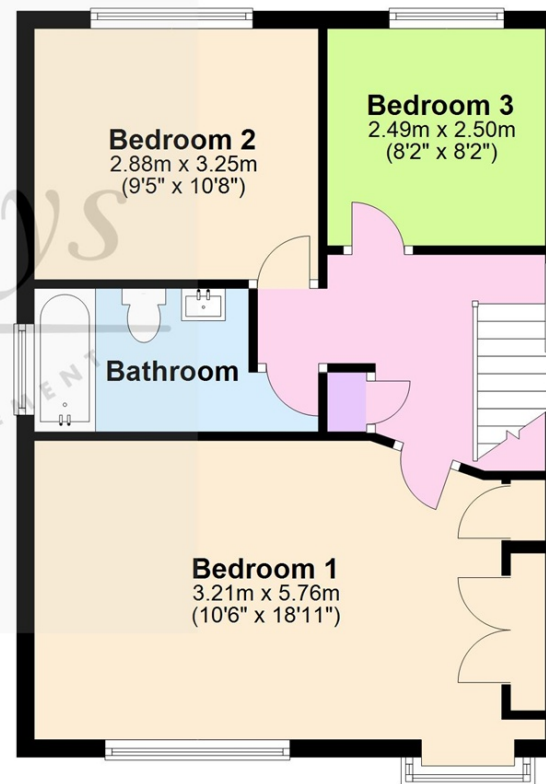
### Ground Floor

Approx. 79.5 sq. metres (855.7 sq. feet)



### First Floor

Approx. 47.8 sq. metres (514.4 sq. feet)



Total area: approx. 127.3 sq. metres (1370.0 sq. feet)

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

# 34 Sutherland Avenue, Yate, South Gloucestershire BS37 5UE

Offered with NO ONWARD CHAIN! This beautifully presented family home is located in a lovely cul-de-sac and was originally 4 bedrooms, but is now a spacious, superior 3 bed. The property offers so much more than you imagine with a sizeable ground floor layout where you will find a stunning living room with feature fireplace and bay window, a separate dining room, a conservatory, then a good size kitchen/diner, utility area, WC and a single garage with direct access from the house. Upstairs has been modified to create a generous master bedroom which is flooded with natural light and built-in storage space. Easy to revert back should the buyer want 4 beds again. Two further bedrooms and a contemporary family bathroom complete the accommodation. Outside there is a well maintained rear garden, laid to lawn and patio. whilst to the front there is a pretty front garden and driveway parking.

## 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 more recently a Waitrose store 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 Chipping Sodbury offers country walks on a lovely common which neighbours the golf course and cricket club.

## Property Highlights, Accommodation & Services

- NO ONWARD CHAIN!!
- Lovely Detached Family Home
- Originally 4 Bedrooms (now made into 3)
- Small Cul-De-Sac Location
- Beautifully Presented Throughout
- Large lounge With Feature Fireplace
- Conservatory
- Modern Bathroom
- Garage and Brick Paved Driveway
- Council Tax Band D - South Gloucestershire Council

## Directions

From Goose Green Way turn into Greenways Road and then take the first left into Sutherland Avenue. Number 34 is found tucked away in the second cul de sac on the left.

**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



IMPORTANT NOTICE Milburys Estate Agents Ltd, their clients and any joint agents give notice that they have not tested any apparatus, equipment, fixtures, fittings, heating systems, drains or services and so cannot verify they are in working order or fit for their purpose. Interested parties are advised to obtain verification from their surveyor or relevant contractor. Statements pertaining to tenure are also given in good faith and should be verified by your legal representative. Digital images may, on occasion, include the use of a wide angle lens. Please ask if you have any queries about any of the images shown, prior to viewing. Where provided, floor plans are shown purely as an indication of layout. They are not scale drawings and should not be treated as such. Complete listings and full details of all our properties (both for sale and to let) are available at [www.milburys.co.uk](http://www.milburys.co.uk)





