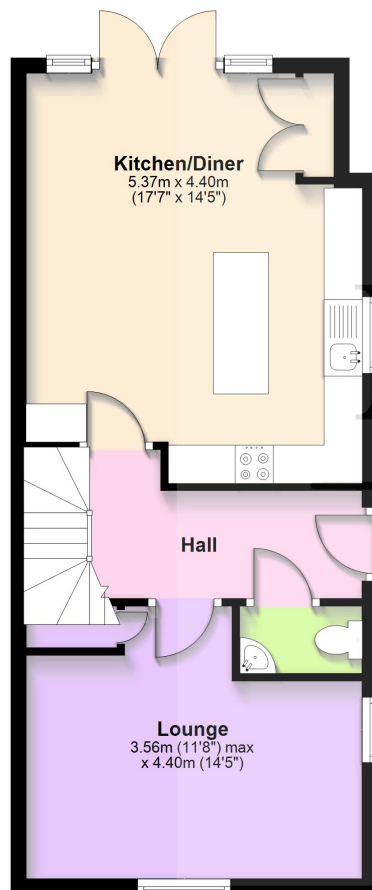




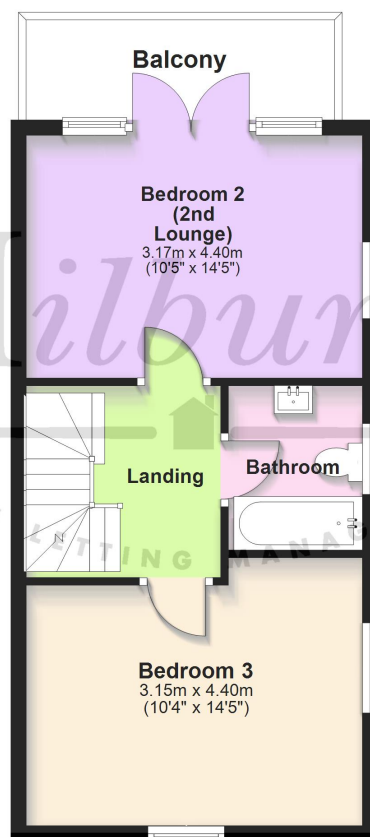
Ground Floor

Approx. 45.8 sq. metres (492.6 sq. feet)



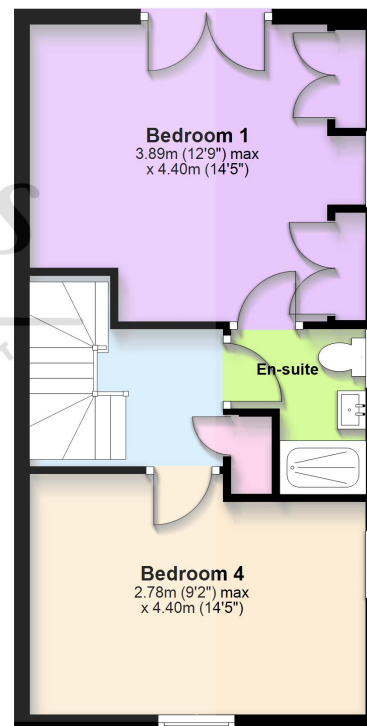
First Floor

Approx. 39.7 sq. metres (427.3 sq. feet)



Second Floor

Approx. 39.3 sq. metres (423.0 sq. feet)



Total area: approx. 124.8 sq. metres (1342.9 sq. feet)

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



2 Silas Road, Yate, Bristol BS37 7ED

Set over three floors, this superb family home offers a great versatile layout! Known as the 'Atherton' this attractive property was built in 2019 by David Wilson Homes. Entering the property you will find a welcoming entrance hall with a guest cloakroom, this then leads to a snug reception room to the left which is also ideal as a playroom or large home office. Then there is a large kitchen/diner/family room to the rear with a stylish fitted kitchen, integrated appliances and a central island. There is space for dining and also for some casual seating if so wanted, plus there is a handy enclosed utility cupboard. This sunny room leads directly out to the rear garden via French doors. The first floor offers a large bedroom (currently used as a second / larger lounge) with a feature decked balcony for outdoor seating to soak up the sun. There is also a family bathroom and a further double bedroom. Moving to the top floor, the master bedroom is a great size with modern fitted wardrobes and then access to a 'Jack and Jill' style ensuite shower room. Then a 4th double bedroom completes the accommodation. Externally, you will find a low maintenance rear garden, fully enclosed and landscaped with 2 patio areas. There is a rear gate that then takes you to the driveway parking - which will take two large cars or three small - and an oversized detached single garage.

Situation

Ladden Gardens 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

- Impressive Semi Detached Family Home
- Built in 2019 David Wilson
- Accommodation Over Three Floors
- 4 Double Bedrooms
- Large Kitchen/Diner/Family Room
- Balcony to First Floor
- Family Bathroom & En-Suite to Principal
- Enclosed Rear Garden
- Oversized Detached Garage with Large driveway Parking
- Council Tax Band D - South Gloucestershire Council

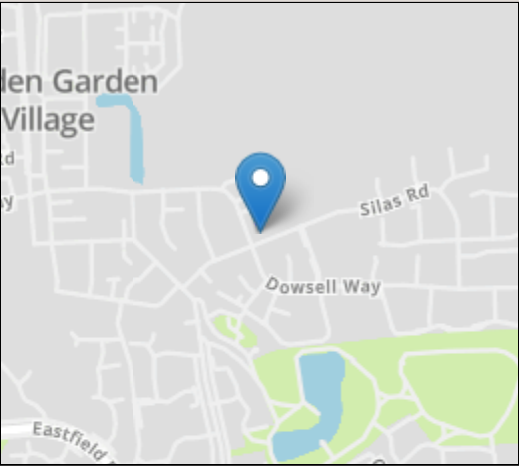
Directions

Arriving in Ladden Garden Village from Leechpool Way, continue straight and turn right onto Cowles Road, then at the crossroads go straight over into Silas Road and No.2 is the first house on the left hand side.

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

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		95
(81-91)	B	86	
(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	

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



