

The logo for Milburys, featuring the name in a white serif font on a dark blue background. A small white house icon is positioned below the name, centered between two horizontal lines.

Milburys

SALES LETTING MANAGEMENT



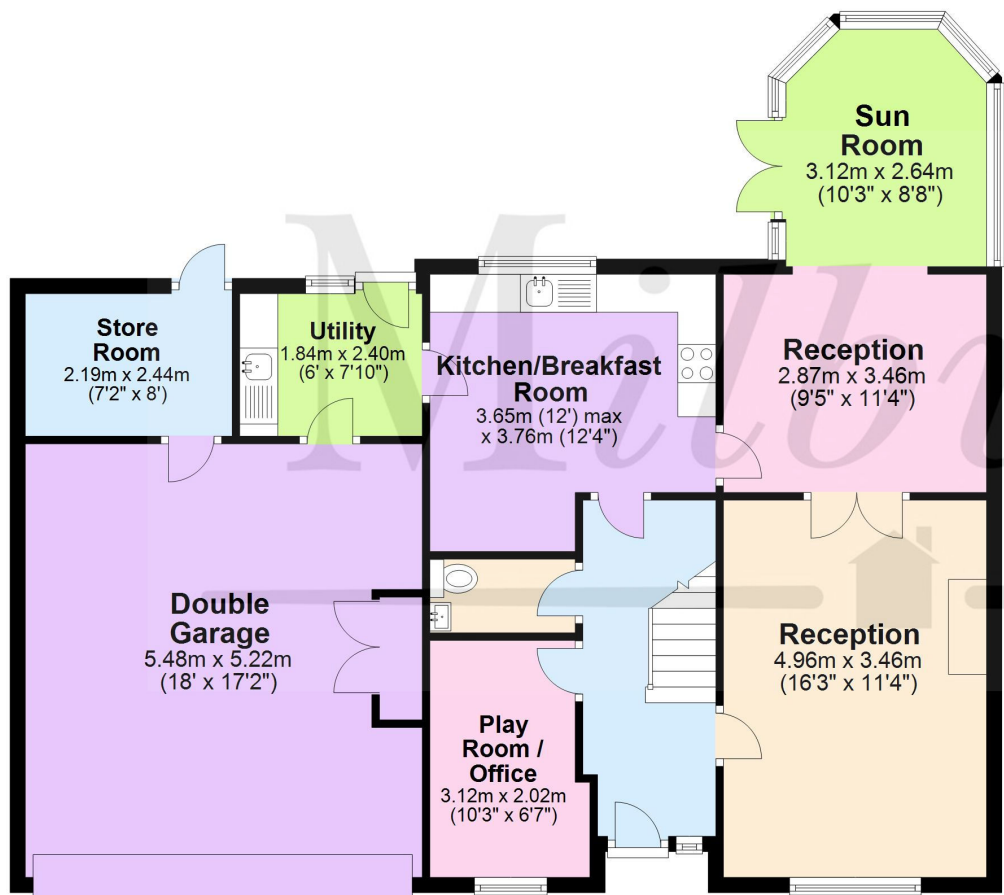
110 Clayfield, Yate, South Gloucestershire BS37 7HU

£575,000



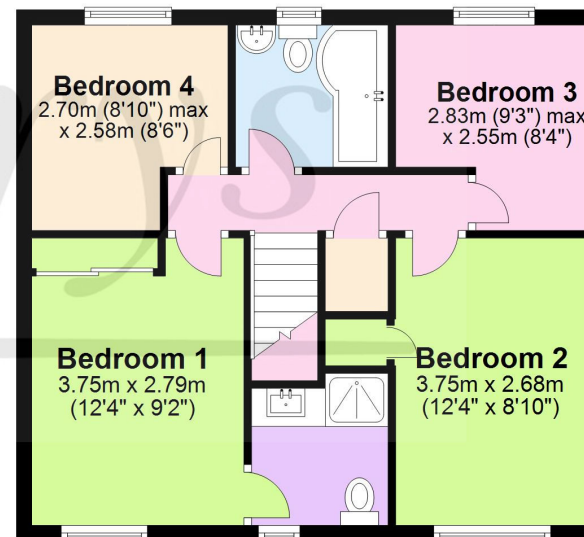
### Ground Floor

Approx. 105.8 sq. metres (1139.2 sq. feet)



### First Floor

Approx. 48.9 sq. metres (526.8 sq. feet)



Total area: approx. 154.8 sq. metres (1666.0 sq. feet)

For illustrative purposes only. Not to scale.  
Plan produced using PlanUp.

# 110 Clayfield, Yate, South Gloucestershire BS37 7HU

NO ONWARD CHAIN! Set in the popular Brimsham Park in North Yate, this sizeable family home is located in a cul-de-sac position just a stones throw from the picturesque Spar Pools lake and surrounding open green space! The property provides an entrance hall, a living room to the front with feature fireplace, then a handy study/playroom. At the rear there is a kitchen/breakfast room, then a further reception/dining room and a lovely adjoining sun room that overlooks the garden. Then a utility room and guest WC completes the ground floor. From inside the house you can access a large double garage that also has an extra storage room. The first floor comes with 4 good size bedrooms, an ensuite shower room to the master and a family bathroom. This property is sure to impress with a glorious rear garden which is landscaped and very pretty, mainly laid to lawn and having various seating areas. Facing west it enjoys sun all afternoon!

## 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

- NO ONWARD CHAIN !
- Detached Family Home
- Large and Beautiful West Facing Rear Garden
- 4 Bedrooms
- Family Bathroom & En-Suite to Principal
- Double Attached Garage and Off-Street Parking
- 3 Reception Rooms
- Utility and Cloakroom
- Gas Central Heating
- Council Tax Band - E - South Gloucestershire Council

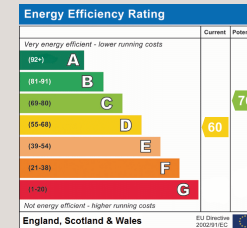
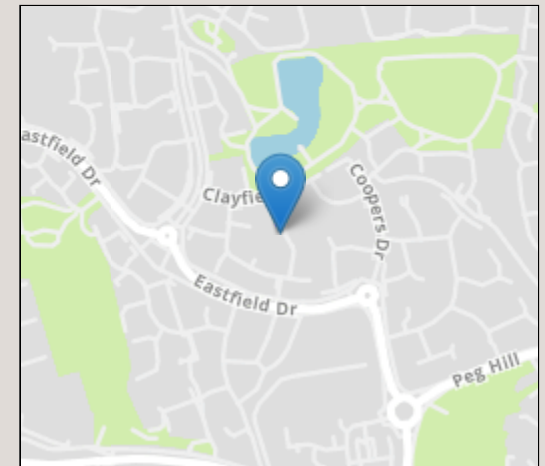
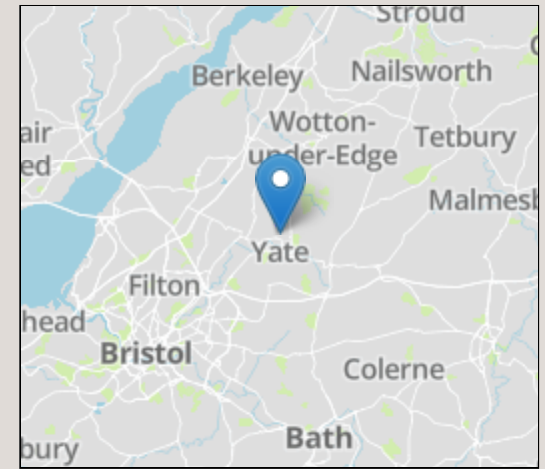
## Directions

From the centre of Brimsham Park turn onto Leechpool Way, then take the first left into Clayfield. Take the second turning on the right and you will find number 110 in the right hand corner of the cul-de-sac.

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

**Tenure** - Freehold

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



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