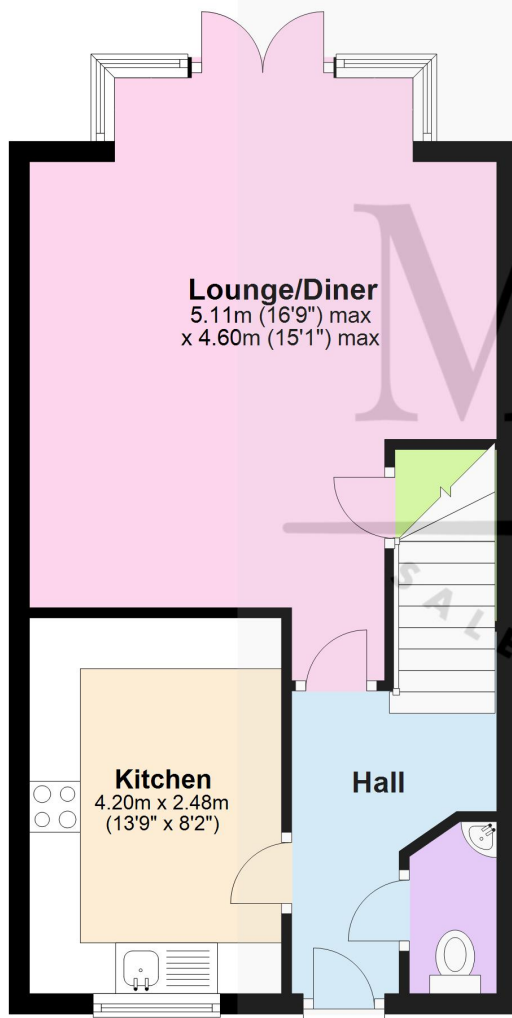




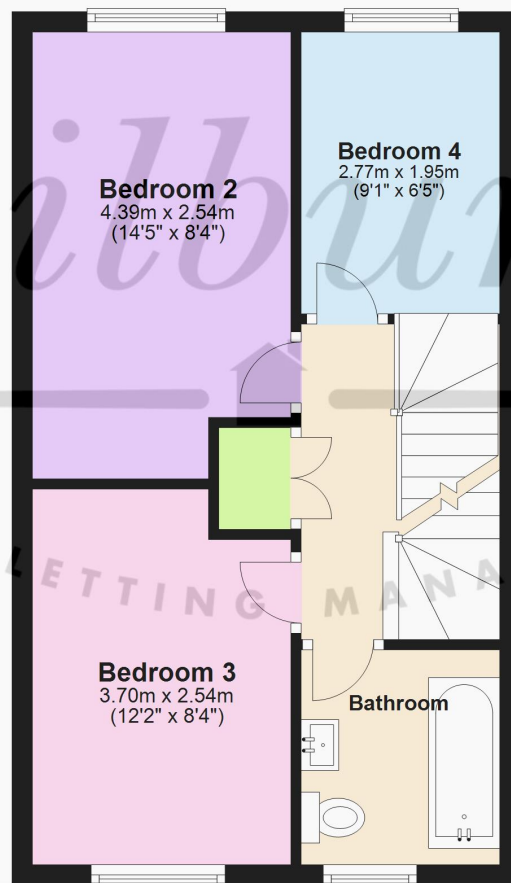
Ground Floor

Approx. 40.1 sq. metres (432.0 sq. feet)



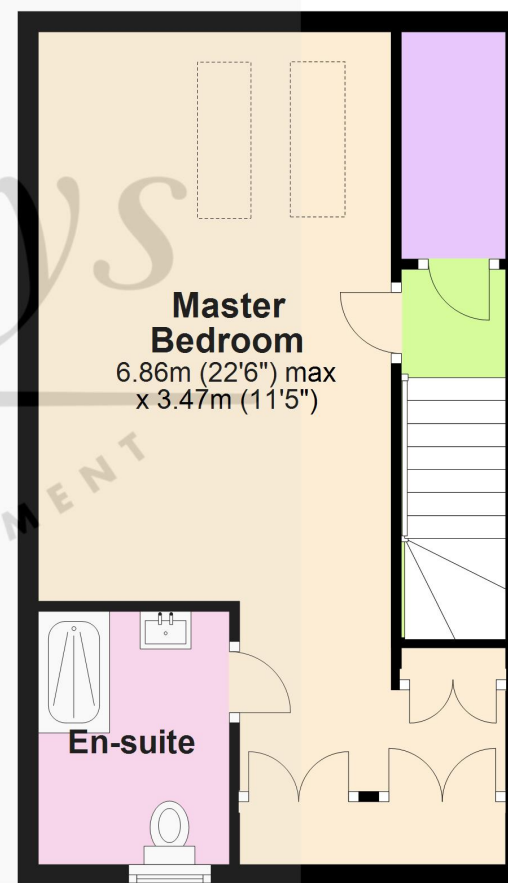
First Floor

Approx. 37.6 sq. metres (405.3 sq. feet)



Second Floor

Approx. 37.8 sq. metres (406.4 sq. feet)



Total area: approx. 115.5 sq. metres (1243.6 sq. feet)

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

19 Pritchard Way, Yate, South Gloucestershire BS37 7EL

Built by Barrett Homes in 2020, this stylish family home has been kept in beautiful condition since new! Pritchard Way is a tucked away cul-de-sac that enjoys views over the attenuation pond, giving the feel of space with a pleasant outlook. This well presented family home offers an entrance hall, a downstairs WC, then a modern kitchen with integrated appliances and space for a breakfast table. Then to the rear of the property you will find a large lounge/diner with French doors that overlook the rear garden. The first floor provides 3 good size bedrooms and a modern family bathroom. Moving to the second floor the property offers a fantastic master bedroom, with built in wardrobes and a dressing area, then a generous ensuite shower room, there is also a large storage cupboard. The south facing rear garden has been greatly improved with a beautiful patio area, then laid with artificial grass and comes with a raised decked area, covered with a modern pergola which is an ideal seating area. From here you will find a gate straight out to the driveway and then an oversized single garage. Estate Management Fees Apply

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

- Semi- Detached
- Built in 2020 by Barrett Homes
- 4 Good Size Bedrooms
- Master Bedroom Stretched Across Second Floor With Ensuite Shower Room
- Garage & Driveway
- Overlooking Attenuation Pond
- South Facing Landscaped Rear Garden
- Quiet Cul-De-Sac Location
- Large Lounge/Diner with French Doors Out To Garden
- Council Tax Band - D - South Gloucestershire Council

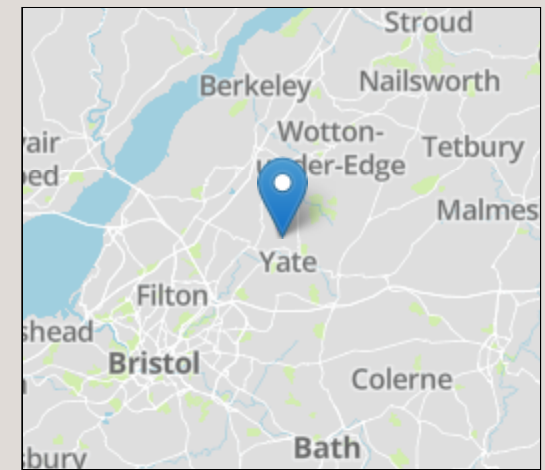
Directions

Arriving into Ladden Garden Village from Leachpool Way, continue to the T-Junction and turn left onto Dowsell Way, then take the 3rd turning on the right into Clark Drive, then the first left on to Anstey Road. Continue to the end where you will find Pritchard Way.

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

Tenure - Freehold

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	85	
(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	

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