

Milburys

SALES LETTING MANAGEMENT

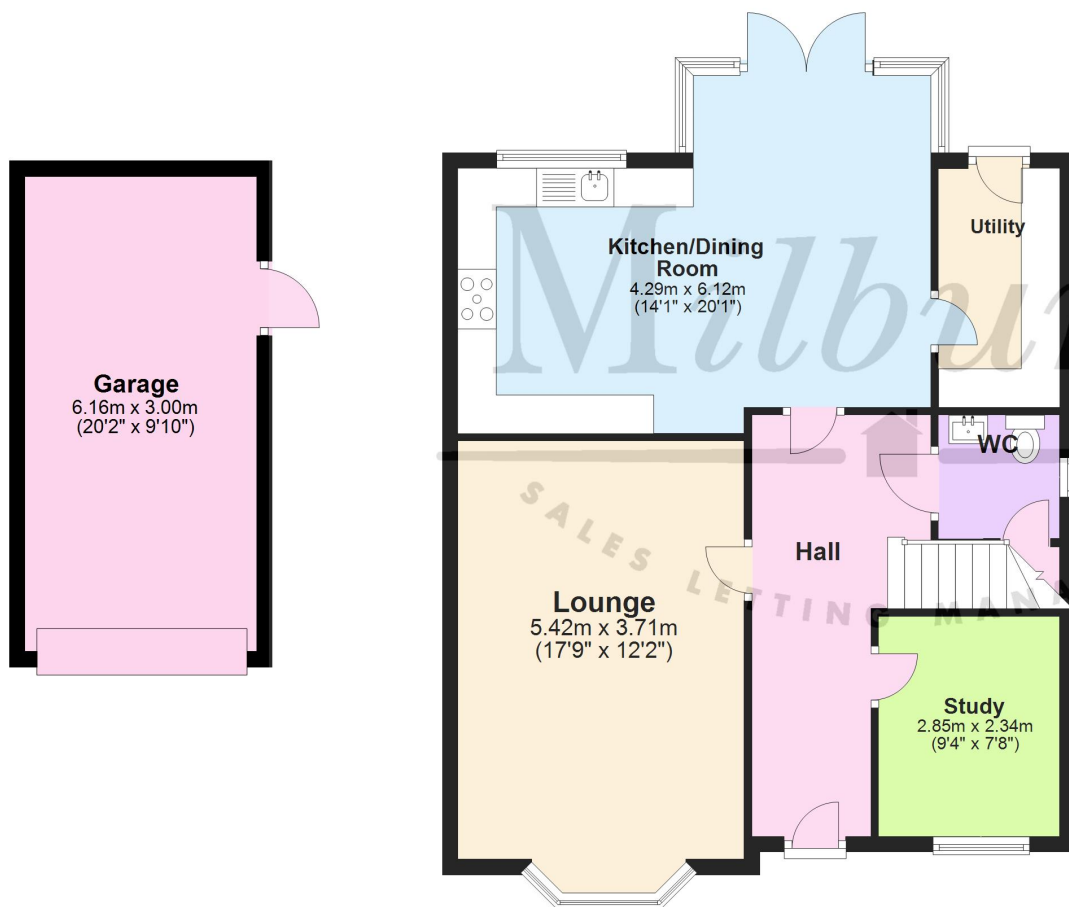


5 Bluebell Close, Yate, South Gloucestershire BS37 7DN

£575,000

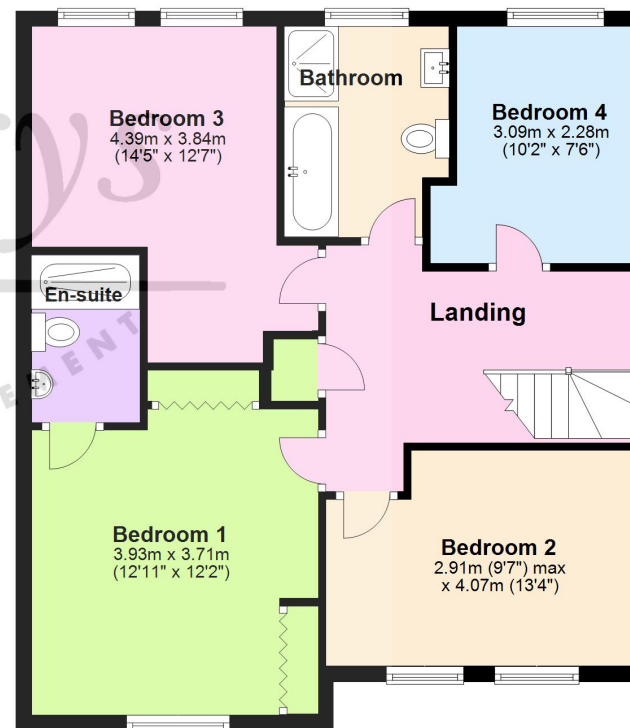
Ground Floor

Approx. 82.7 sq. metres (890.4 sq. feet)



First Floor

Approx. 67.5 sq. metres (727.0 sq. feet)



Total area: approx. 150.3 sq. metres (1617.4 sq. feet)

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

5 Bluebell Close, Yate, South Gloucestershire BS37 7DN

Set in a quiet and sought after position on Autumn Brook, Bluebell Close is a lovely small road of attractive detached properties and a green outlook with its elevated position. This wonderful detached family home is the 'Holden' design, built by David Wilson in 2016. The property is filled with natural light and offers spacious accommodation for a growing family. The ground floor offers a generous entrance hall, a downstairs cloakroom, separate study, and a comfortable lounge with bay window to the front. Then to the rear you will find a glorious open plan kitchen/dining room with a super extended bay window seating area and French doors to the garden. There is also the addition of a handy utility room. Moving upstairs, off the spacious landing you will find four excellent sized bedrooms, a family bathroom and en-suite shower room to bedroom 1. Outside, the rear garden is spread out on two levels. The patio terrace is accessed directly off the kitchen making for a lovely sunny spot, then the lower level is laid to artificial grass, patio and a decked area. You also have pedestrian access to an oversized single garage with power and lights. To the front there is driveway parking and a pleasant green outlook with a neighbourhood path leading to the allotments and a play park. Management fees apply.

Situation

Autumn Brook is a small development of 238 houses next to the existing Brimsham Park development and is a modern suburb found in North Yate with 3 children's play areas and 2 meadow areas. Located approximately 5.8 miles from the M4 Junction 18 and 11.3 miles from the centre of Bristol. It has a secondary school, skate park, public houses and some local shops including a Tesco Express. Central Yate has a train station with main line connections, a refurbished leisure centre, retail park, restaurants and a large shopping centre which caters for all needs. From Yate there is easy access to the nearby market town of Chipping Sodbury which has an historic High Street dating back to the 12th Century. Chipping Sodbury also offers a range of shops and businesses and more recently a Waitrose store. There is a selection of both Primary and Secondary Schooling in the area of good reputation.

Property Highlights, Accommodation & Services

- Built by David Wilson in 2016
- Detached Family Home
- Sought After Quiet Road
- Large Kitchen/Diner Overlooking Garden
- 4 Double Bedrooms
- Study
- Utility And Cloakroom
- Landscaped Garden
- Oversized Garage and Driveway Parking
- Council Tax Band - F - South Gloucestershire Council

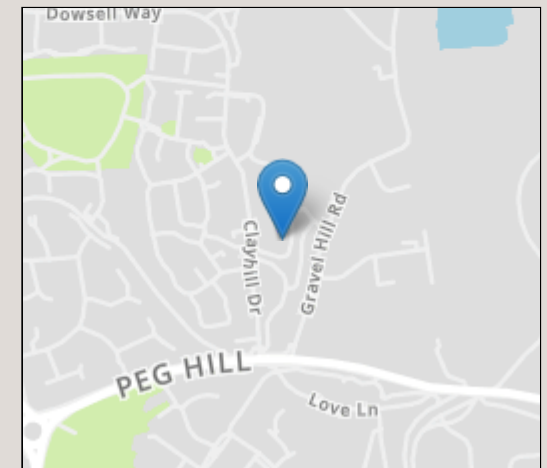
Directions

Follow the Wickwar Road until you turn left onto Southfield Way, which merges onto Peg Hill. Take the 3rd turning on the right into Clayhill Drive and after a short distance take the first turning on your right into Bluebell Close where number 5 will be found a short distance along on the left.

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

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		93
(81-91)	B	84	
(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







