





**Ground Floor**  
Area: 140.6 m<sup>2</sup> ... 1514 ft<sup>2</sup>

Total Area: 152.2 m<sup>2</sup> ... 1638 ft<sup>2</sup>

This plan is for illustrative purposes only and should only be used as such. Not to scale



# 361 North Road, Yate, South Gloucestershire BS37 7LJ

A truly exceptional property! This stylish detached bungalow offers generous accommodation all on one level. Set in North Road, a semi-rural location just on the outskirts of Yate. The property is just a stones throw from North Road School and the Codrington Arms. Approaching the bungalow, you are greeted with secure gates that lead to a large gravel driveway, with parking for multiple vehicles. Plus a double garage. Once inside, there is a welcoming entrance hall, a superb formal sitting room to the front with feature fireplace and bespoke shutters. Then you will find 3 good size bedrooms, a beautiful family bathroom with storage and high end finish, then the main event has to be the beautiful kitchen/diner family room. This amazing space is filled with natural light, comprises of a modern yet classic kitchen, with integrated appliances, quartz worktops, a sociable breakfast bar, plus space for formal dining. This area then leads through to an additional seating area in the sun room, which overlooks the GLORIOUS rear garden. You will also find access into a large utility room, with integral access to the double garage and then a further WC/shower room. Externally, there is a fantastic size rear garden that entices you out to the large heated swimming pool, complete with cover and plant room. With a treelined backdrop, lush green lawns and several seating areas laid to patio. You will also find a summer house and a large outbuilding for additional storage. A unique and beautiful property with further scope to develop into the roof (subject to planning permission).

## 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, so excellent for commuting. It has a train station with main line connections to Bristol Parkway and Temple Meads, 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 with its historic High Street dating back to the 12th Century. Chipping Sodbury offers a wide and eclectic range of shops and businesses plus a Waitrose store which is found 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 are the open green spaces on Westerleigh Common. Chipping Sodbury also offers country walks on its own common which neighbours the golf course, rugby, tennis and cricket club.

## Property Highlights, Accommodation & Services

- Detached 3 Bedroom Bungalow
- Immaculate Condition Throughout
- Scope to Build a 2nd Floor
- Double Garage & Further outbuilding the Rear Garden
- Non Estate In Semi-Rural Setting
- Large Attractive Rear Garden with Tree Lined Outlook
- Outdoor Heated Swimming Pool
- Stunning Kitchen/Diner/Family Room
- Ample Driveway Parking to the Front

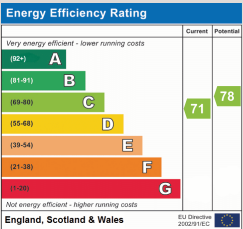
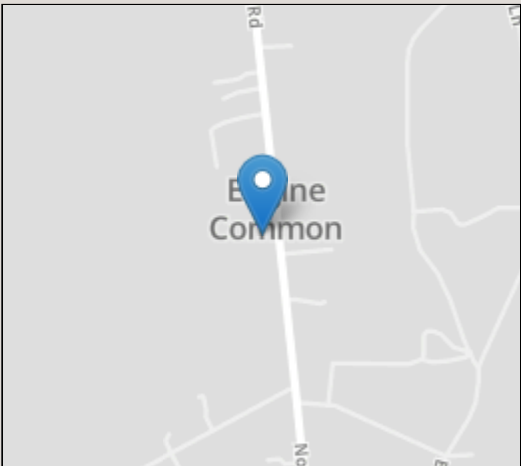
## Directions

Travelling along North Road from Yate, continue past the School and No.361 can be found on your left hand side shortly after the Codrington Arms Public House.

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

**Tenure** - Freehold

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



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