

Milburys

SALES LETTING MANAGEMENT



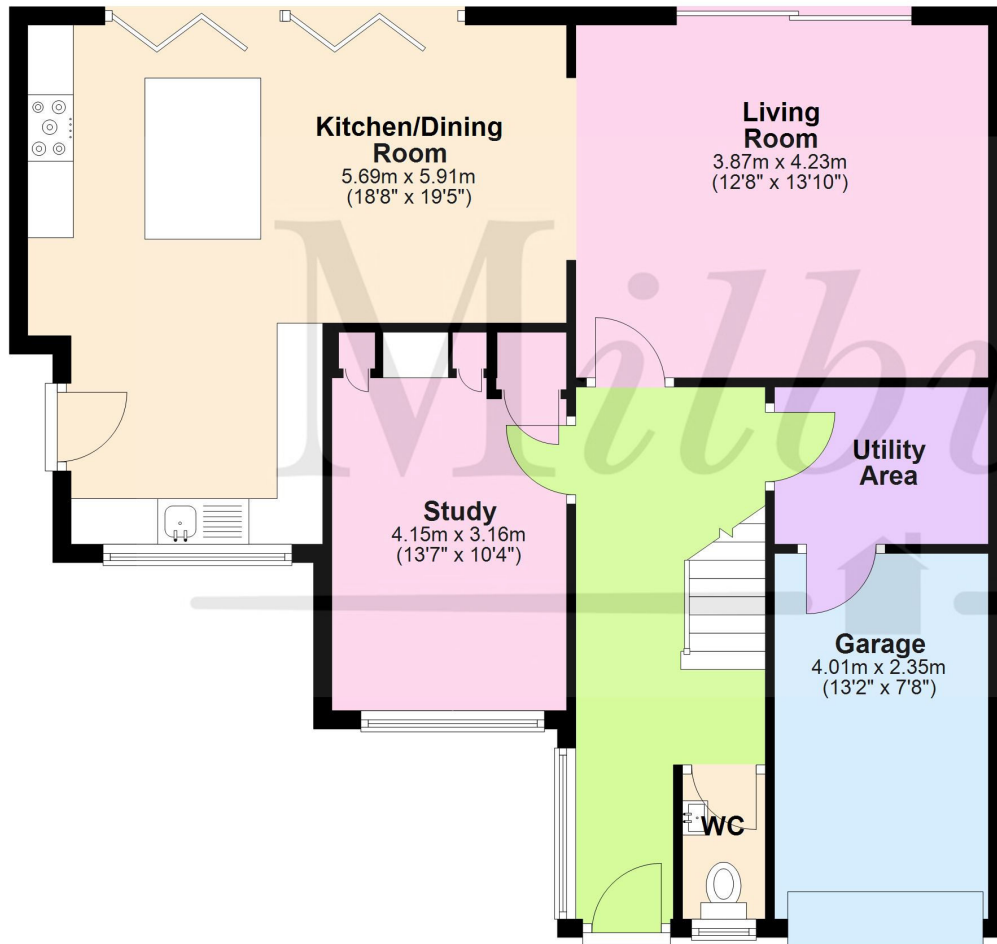
33 Wiltshire Avenue, Yate, Bristol BS37 7UF

£500,000



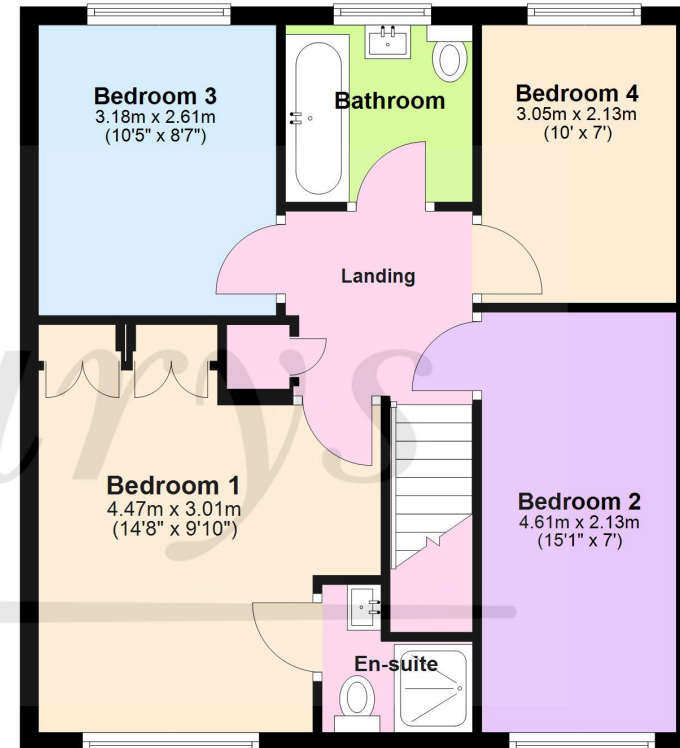
### Ground Floor

Approx. 84.5 sq. metres (909.4 sq. feet)



### First Floor

Approx. 53.1 sq. metres (571.6 sq. feet)



Total area: approx. 137.6 sq. metres (1481.0 sq. feet)

# 33 Wiltshire Avenue, Yate, Bristol BS37 7UF

This immaculately presented, detached family home is situated on the ever popular 'Counties' estate in North Yate. Built in the late 1970's, this established road is tree lined and built with plenty of nearby open green areas for residents to enjoy. This deceptive home comes with a generous corner plot and benefits a fantastic extension to the ground floor. Entering the property you are greeted with a large entrance hall with stylish oak and glass banister, from here you will find a downstairs WC, access to a handy utility area (used as a boot room) and then a door that takes you to the garage. Moving through the ground floor you will then find a good size study with bespoke built-in storage and a cosy family living room that then opens out to a stunning kitchen/dining room with huge bi-folding doors that soak up views to the garden. This superb entertaining space comes with a central island and breakfast bar, space for all modern appliances and a dining area for the family. The first floor offers a well presented master bedroom complete with fitted wardrobes and a beautiful ensuite shower room, then 3 further good sized bedrooms and a modern family bathroom. Externally the rear garden is landscaped to suit a growing family with a vast artificial lawn, modern patio area, then a fantastic feature covered area with outside wood burner and casual seating. There is also an additional patio area to the side to enjoy the morning sun. To the front there is driveway parking and access to a small single garage (reduced to allow the utility room) which is ideal for bikes and storage. Recommended!

## 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

- Immaculately Presented Throughout
- Beautiful Kitchen/Dining/Family Room to the Rear
- Study and Downstairs WC
- Generous Corner Plot
- 4 Good Size Bedrooms
- Stunning Family Bathroom and Ensuite Shower Room
- Utility Space and Garage Storage
- Generous Landscaped Garden with Covered Outdoor Seating Area
- Walking Distance to Local Primary Schools and Brimsham Green Secondary School
- Council Tax Band D - South Gloucestershire Council

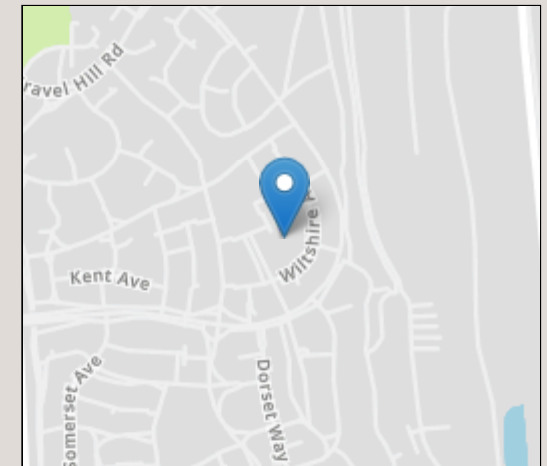
## Directions

Leaving Yate Town Centre on Church Road, continue to the end and turn right at the mini-roundabout onto Greenways Road. Continue straight and Wiltshire Avenue is the 3rd turning on your left. Once in the road, turn left and then right, and No.33 will be found in the left hand corner of the cul-de-sac.

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

**Tenure** - Freehold

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



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