

Milburys

SALES LETTING MANAGEMENT

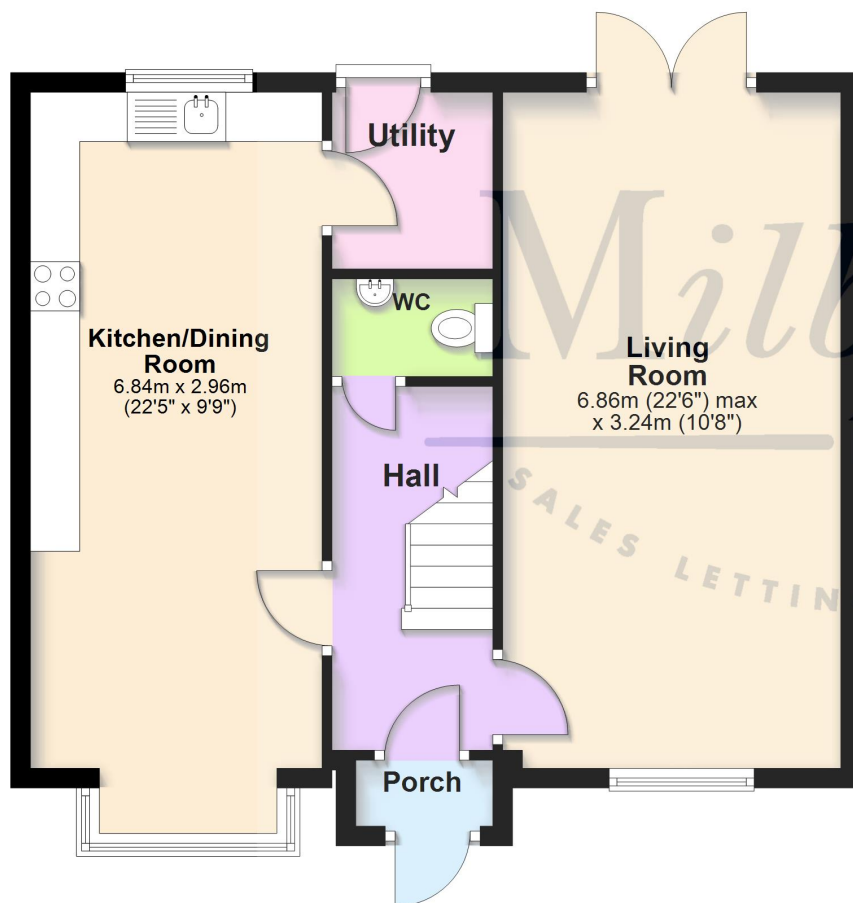


14 Long Croft, Yate, South Gloucestershire BS37 7YW

£525,000

Ground Floor

Approx. 56.3 sq. metres (606.3 sq. feet)



First Floor

Approx. 51.1 sq. metres (549.5 sq. feet)



Total area: approx. 107.4 sq. metres (1155.9 sq. feet)

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

14 Long Croft, Yate, South Gloucestershire BS37 7YW

Located in popular Brimsham Park, this sizable property is ideal for a growing family with walking distance to Brimsham Green Secondary School and easy access to Yate Train Station and other local amenities. The property sits on a corner plot and comes with a detached double garage and generous driveway parking. The ground floor of the property comprises of a double glazed entrance porch, hallway and a downstairs WC, then it boasts a large dual aspect lounge with French doors out to the rear garden and a stone feature fireplace. You will also find a modern kitchen/diner - again with dual aspect and a box bay window to the front. This leads out to a handy utility room. The first floor provides 4 good size bedrooms, all of which come with fitted wardrobes. There is a stylish family bathroom and an ensuite shower room to the master bedroom. Outside a good size rear garden has a lovely outlook with mature trees offering privacy and a colourful backdrop. The garden is laid to patio and has easy maintenance artificial grass. From here you can access the double garage, which has been partly converted into a working office space with power and natural light.

Situation

Brimsham Park is a popular development in North Yate. Built in the 1990's and located 1.4 miles (approx. 3 minutes drive) north of Chipping Sodbury High Street. It is approximately 6 miles from the M4 Junction 18 and 12 miles from the centre of Bristol. Yate 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. Nearby Chipping Sodbury is just minutes drive away and offers a wide and eclectic range of shops and established businesses plus has a central Waitrose store in the centre of this pretty market town. There is a selection of both Primary and Secondary Schooling in the area of good reputation plus Chipping Sodbury offers country walks on its lovely common which neighbours the golf course and cricket club.

Property Highlights, Accommodation & Services

- Large Detached family Home
- Walking Distance To Brimsham Green Senior School
- Double Garage, Partially Converted Into Office Space
- 4 Good Size Bedrooms all with Fitted Wardrobes
- Ensuite and Family Bathroom
- Large Kitchen/Diner with Box Bay Window
- Dual Aspect Living Room Of A Generous Size
- Driveway Parking for Several Cars
- Private and Enclosed Rear Garden with Green Backdrop
- Council Tax Band - E - South Gloucestershire Council

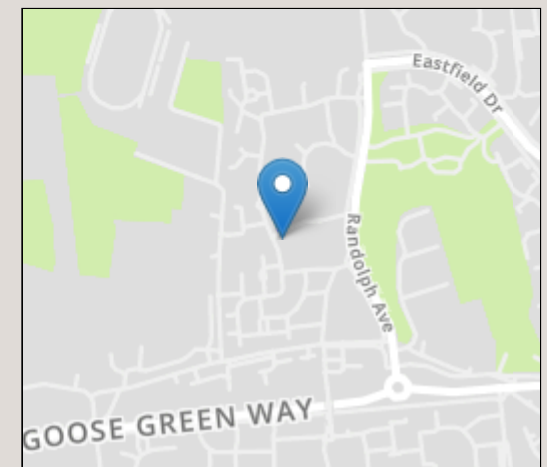
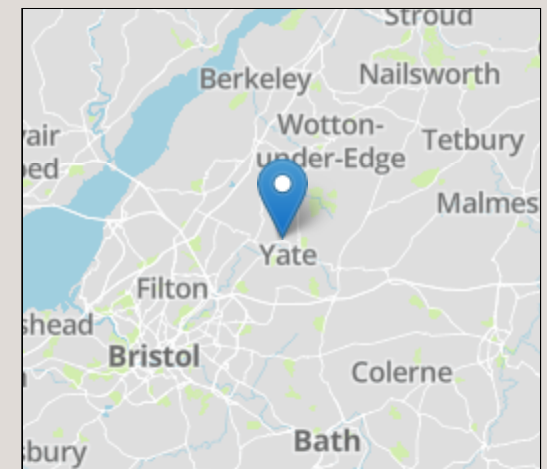
Directions

Leaving Goose Green Way, turn onto Randolph Avenue and Long Croft will be the 2nd turning on your left. At the T junction turn right and No.14 will be on the right hand side.

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

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	
(81-91)	B	
(69-80)	C	
(55-68)	D	64
(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





Milburys



SALES LETTING MANAGEMENT



www.milburys.co.uk

