

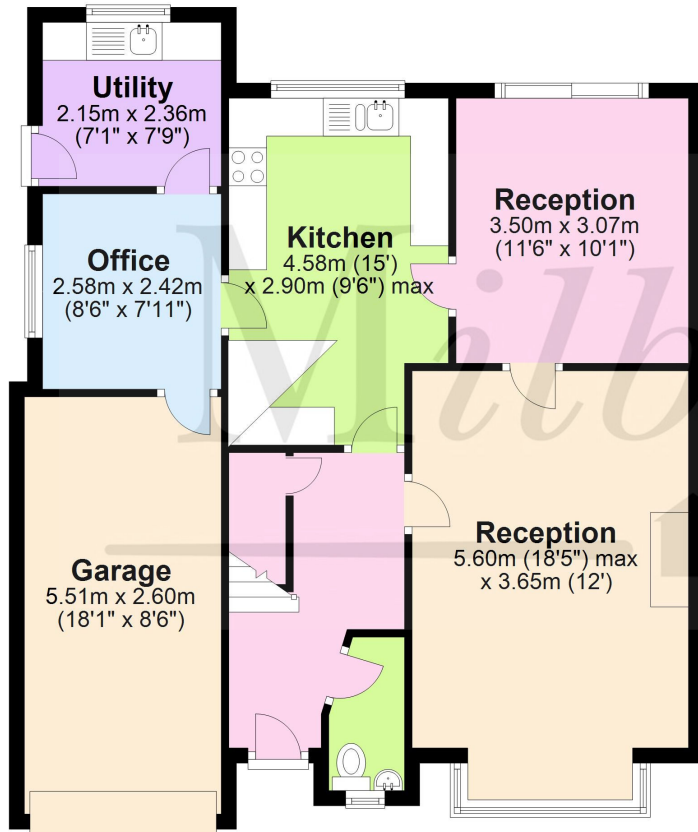
Milburys
SALES LETTING MANAGEMENT

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FOR SALE
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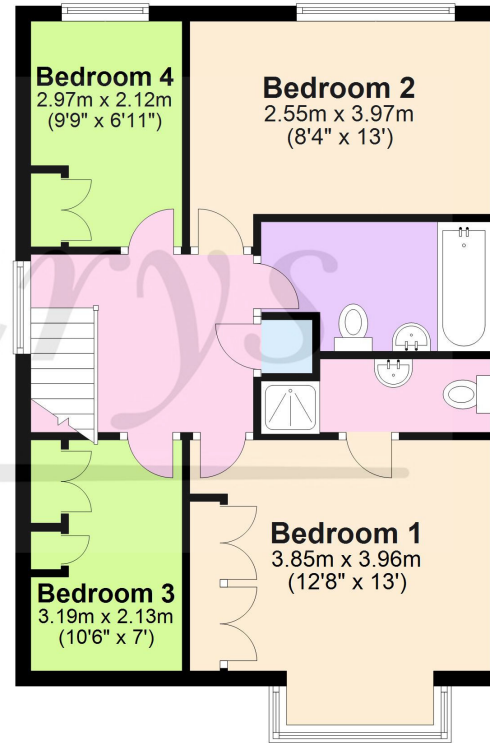
5 Hudson Close, Yate, South Gloucestershire, BS37 4NP

£475,000

Ground Floor
Approx. 80.4 sq. metres (865.0 sq. feet)



First Floor
Approx. 54.5 sq. metres (586.6 sq. feet)



Total area: approx. 134.9 sq. metres (1451.6 sq. feet)

For illustrative purposes only. Not to scale.
Plan produced using PlanUp.



5 Hudson Close, Yate, South Gloucestershire BS37 4NP

Selling with No Onward Chain! Situated in a small cul-de-sac, this sizable family home is found in a sought after development in the centre of the town, popular for being just opposite Kingsgate Park and for the easy access to either Yate Town Centre or Chipping Sodbury. Built in the 1990s this attractive detached home offers more than first impressions suggest, in terms of the size. With a welcoming entrance hall you will find access to a downstairs cloakroom, a large living room with box bay window, a kitchen/breakfast room with white high gloss units and then from here you move through to a separate dining room. In addition to this, there is a utility room, a home office and integral garage. Upstairs offers a large landing with a good size master bedroom and en-suite shower room, then 3 additional bedrooms and a refitted family bathroom. Externally, the pretty rear garden is of a good size and has a great degree of privacy, the front is well manicured with driveway parking.

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

- No Onward Chain!
- Delightful Condition Family Home
- Sizeable 4 Bedroom Detached House
- Three Reception Rooms (Lounge, Dining Room, Study)
- Kitchen / Breakfast Room.
- Utility Room and Downstairs Cloakroom
- En suite main bedroom and Family Bathroom
- Enclosed and Pretty Rear Garden
- Single Garage & Driveway Parking
- Council Tax Band - E - South Gloucestershire Council

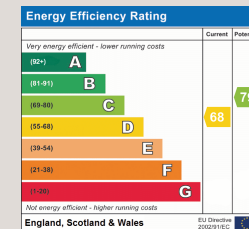
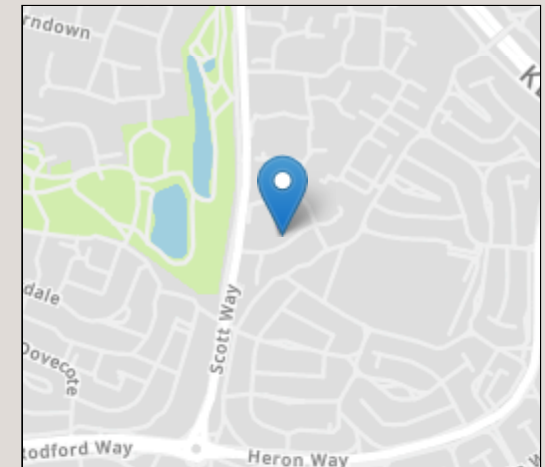
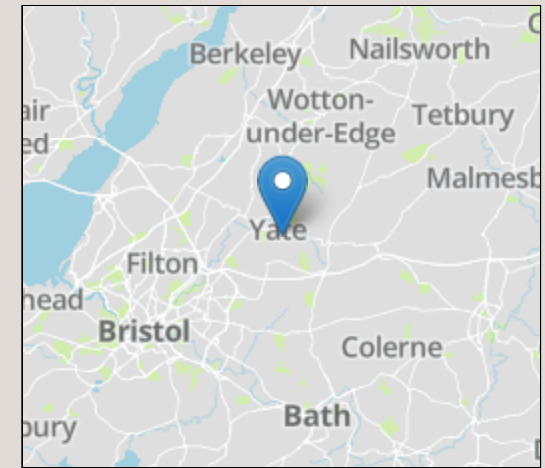
Directions

Leaving Yate Town Centre and joining Scott Way, Hudson Close is the third turning on the left. Follow the road for a short distance and No.5 is on the left 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



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