

Total area: approx. 170.5 sq. metres (1834.8 sq. feet)

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



# 29 Goose Green, Yate, South Gloucestershire BS37 5BL

Beautifully presented and maintained, this detached property benefits a large loft conversion and now presenting itself as a spacious family home over three floors. Situated on Goose Green, which is an attractive lane leading off from the actual green itself, it has a lovely sense of non-estate and individuality. To the front there is a good size garden setting it back from the lane and parking for several cars, whilst at the rear there is a garden which is fully enclosed and has an attractive decking area leading onto the lawn. Inside, the accommodation comprises of a large refitted kitchen/diner, complete with breakfast bar and dual aspect. From here there are double doors into the lounge which has a feature fireplace and log burner. To the front there is a good size office/playroom giving this home excellent additional living space. Also on the ground floor you will find a utility room and guest cloakroom. On the first floor you will find 4 bedrooms of good size, a modern family bathroom and a modern en-suite shower room to the master. The top floor then offers further spacious loft room with ample additional storage.

## Situation

Goose Green is found in the old historic part of Yate, which was the village green where goose fairs used to take place hundreds of years ago. 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 connection, refurbished leisure centre and large shopping centre which caters for all needs. From Yate there is easy access to the bustling market town High Street of Chipping Sodbury, surrounding countryside, the Cotswolds, Bath and Tetbury via the A46. There are also several choices of Primary and Secondary schools.

## Property Highlights, Accommodation & Services

- Popular Goose Green • Detached Non-Estate Family Home • Refitted Kitchen/Diner • Modern Family Bathroom and Ensuite
- Large Office/Playroom • 4 Double Bedrooms and Large Loft Room • Utility Room and WC • Ample Driveway Parking
- Attractive Rear Garden with a Private Feel • Council Tax Band - E

## Directions

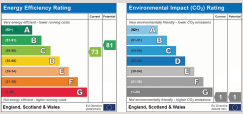
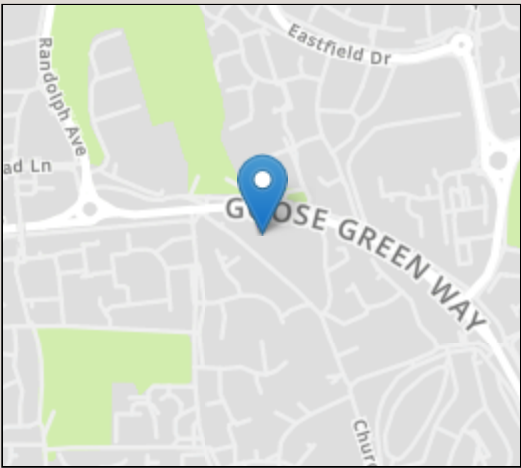
From Greenways Road turn onto Church Road in the direction of Goose Green. Continue into Goose Green and shortly before the end the property will found on your right.

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

**Tenure** - Freehold (to be confirmed)

**Additional Information** - South Gloucestershire Council. Tax Band E.

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



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](http://www.milburys.co.uk)



