

Milburys

SALES LETTING MANAGEMENT

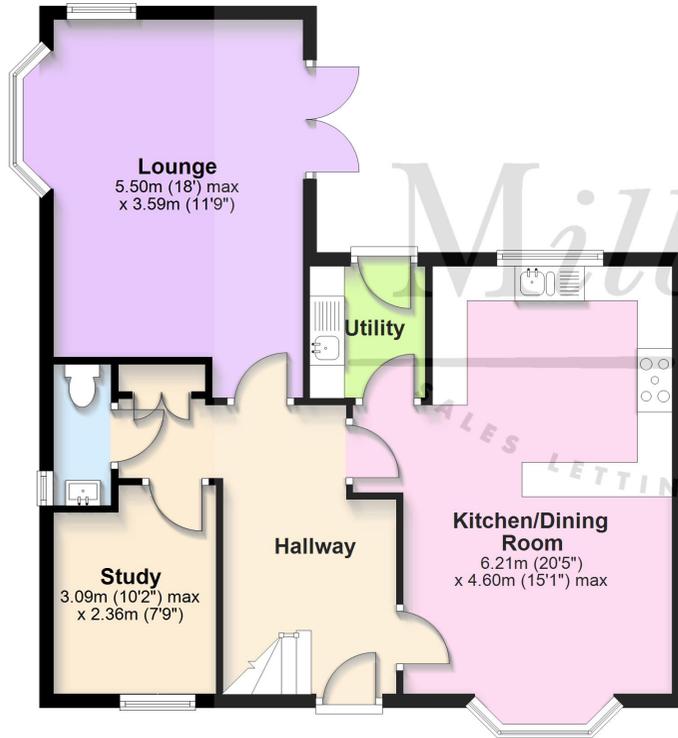


62 Clayhill Drive, Yate, South Gloucestershire, BS37 7DB

£585,000

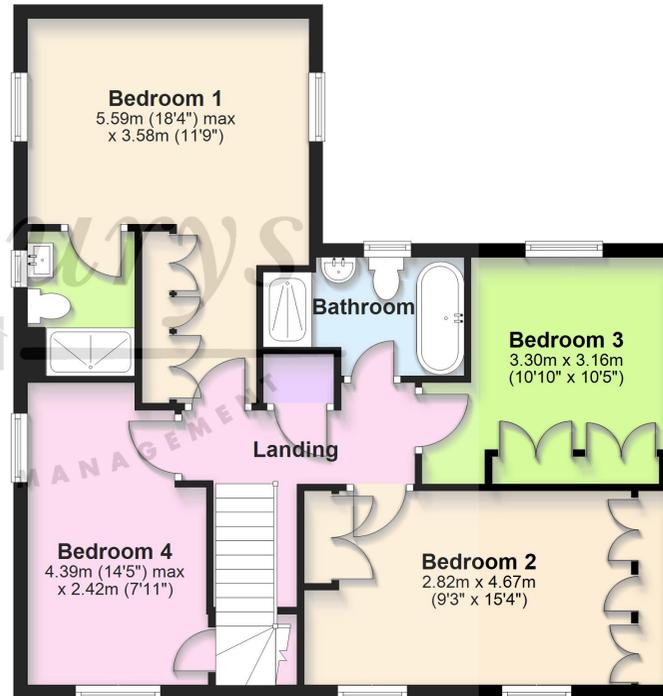
Ground Floor

Approx. 68.3 sq. metres (734.8 sq. feet)



First Floor

Approx. 71.2 sq. metres (766.0 sq. feet)



Total area: approx. 139.4 sq. metres (1500.8 sq. feet)

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



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Built by 'David Wilson' this 'Avondale' design property is situated in a desirable, tucked away secluded position within Autumn Brook off of Peg Hill. With only a handful of this design built on the development you will find not only space and a well designed layout but a corner position with sizeable walled garden and a double garage! The welcoming entrance hallway gives access to each room to include a spacious bay fronted kitchen/dining room with utility room, a study, downstairs cloakroom and lovely living room to the rear with side bay window and French doors to the back garden. Upstairs are four double bedrooms with the master bedroom offering an en-suite facility and the family bathroom with bath and separate shower cubicle. Outside the rear garden is private, well maintained and boasts a good size area fitted with artificial grass and a lower level patio. There is also a pedestrian door to a large double garage! There is also plenty of driveway parking and a lovely outlook onto green space and hedgerow. You will be hard pushed to find a better position family home in the area! The property also benefits from a solar panel lease agreement with battery storage.

Situation

Autumn Brook is a small development of 238 houses next to the existing Brimsham Park development and is a modern suburb found in North Yate with 3 children's play areas and 2 meadow areas. located approximately 5.8 miles from the M4 Junction 18 and 11.3 miles from the centre of Bristol. It has a secondary school, skate park, public houses and some local shops including a Tesco Express. Central Yate has a train station with main line connections, 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 which has an historic High Street dating back to the 12th Century. Chipping Sodbury also offers a range of shops and businesses and more recently a Waitrose store. There is a selection of both Primary and Secondary Schooling in the area of good reputation.

Property Highlights, Accommodation & Services

- Detached with Double Garage • Executive 4 Bedroom Family Home • Walled Garden On A Corner Plot with Good Degree of Privacy
- Living Room with French Doors to Rear Garden • Kitchen/Dining Room With Access To Utility Room • Study And Cloakroom
- En-Suite To Main Bedroom • Easy Access To Both Yate and Chipping Sodbury • Estate Fee Applies (£215 per annum)
- Council Tax Band - F - South Gloucestershire Council

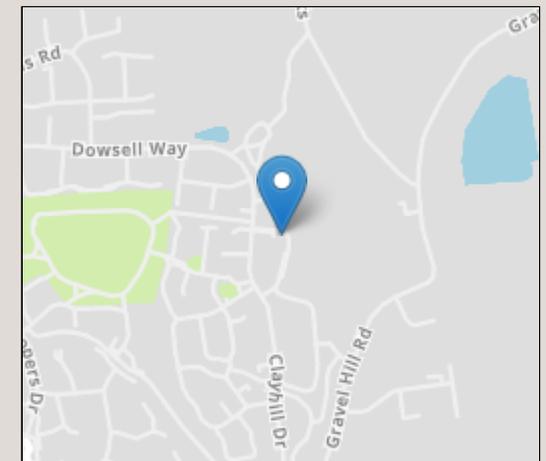
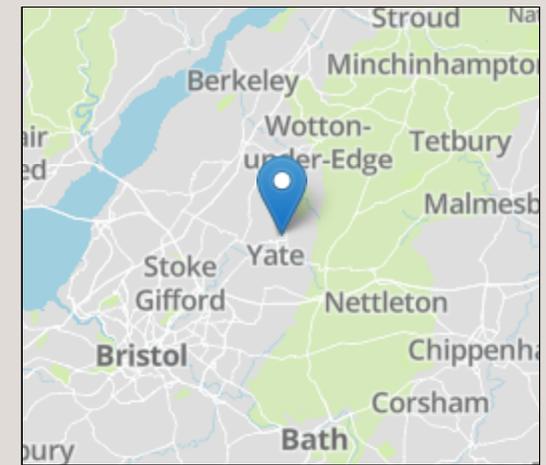
Directions

From Peg Hill in Brimsham Park, continue up the hill towards the Wickwar Road. Turn into Clayhill Drive on your left and continue along this road where No. 62 will be found on your right, tucked away in a small cul-de-sac.

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

Tenure - Freehold

Contact & Viewing - Email: mil_sodburysales@milburys.co.uk Tel: 01454 318338



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B		
(69-80)	C	84	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	2002/91/EC

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