



Milburys  
SALES LETTING MANAGEMENT



17 Minett Road, Yate, South Gloucestershire, BS37 7DX

£385,000

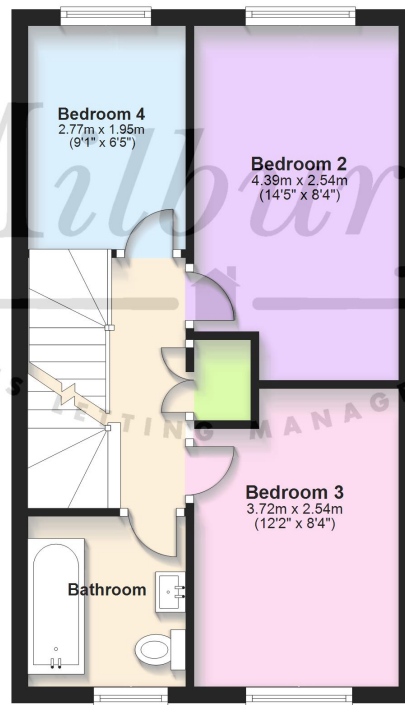
### Ground Floor

Approx. 40.1 sq. metres (431.6 sq. feet)



### First Floor

Approx. 37.7 sq. metres (405.5 sq. feet)



### Second Floor

Approx. 37.8 sq. metres (406.4 sq. feet)



Total area: approx. 115.5 sq. metres (1243.5 sq. feet)

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



# 17 Minett Road, Yate, South Gloucestershire BS37 7DX

No Onward Chain - Vendors Suited! Built by Barrett Homes in 2019, this stylish family home is located in an attractive cul-de-sac and enjoys comfortable parking with a tandem driveway and a good size garage with pedestrian door to garden, electric supply and lights. This well presented family home offers an entrance hall, a downstairs WC, then a modern kitchen with integrated appliances and space for a breakfast table. Then to the rear of the property you will find a large lounge/diner with engineered wood flooring and French doors that overlook the rear garden. The first floor provides 3 good size bedrooms; bedroom 2 also coming with air conditioning plus you will find a modern family bathroom. Moving to the second floor the property offers a fantastic master bedroom (also with air conditioning) with ample clothes hanging / dressing areas, then a generous ensuite shower room. There is also a large storage cupboard. The rear garden has been greatly improved by the sellers with a beautiful porcelain patio area which comes with a modern pergola which makes an ideal seating area. From here you will find a gate straight out to the tandem driveway which has an electric car charging point and leads to an oversized single garage. Tucked away at the rear of the garden there is a small additional area which has an electric supply for a hot tub. Estate Management Fees Apply.

## Situation

Ladden Gardens is a modern and exciting development located North of Yate town, extending from Brimsham Park. There is a local Sainsburys, a pre-school and nursery, plus plans for a primary school which will be built nearby. It is approximately 7 miles from the M4 Junction 18 and 12 miles from the centre of Bristol. Nearby Yate has a train station with main line connections, a leisure centre, retail park, restaurants and a large shopping centre which caters for all needs. Chipping Sodbury is also only minutes drive away with its historic High Street dating back to the 12th Century, offers a wide and eclectic range of shops and established businesses. A Waitrose store is in the centre of the town. There is a selection of both Primary and Secondary Schooling in the area of good reputation plus Chipping Sodbury offers country walks on a lovely common which neighbours the golf course and cricket club.

## Property Highlights, Accommodation & Services

- Built in 2019 by Barrett Homes
- Fantastic Master Bedroom Stretching Over Top Floor
- Accommodation Over Three Floors
- 4 Good Size Bedrooms
- Large Lounge/Diner with French Doors Out To Garden
- Enclosed Rear Garden with Modern Pergola
- Air Conditioning Fitted to Bedroom 1 and 2
- Electric Car-Charging Point
- Generous Driveway and Single Garage
- Council Tax Band D - South Gloucestershire Council

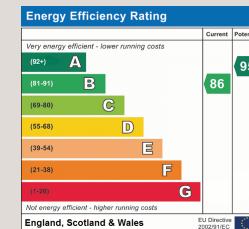
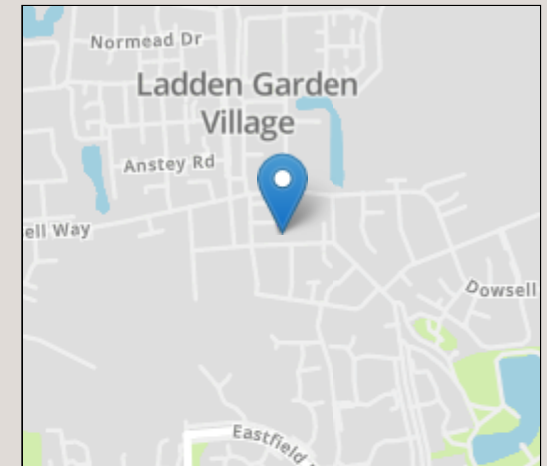
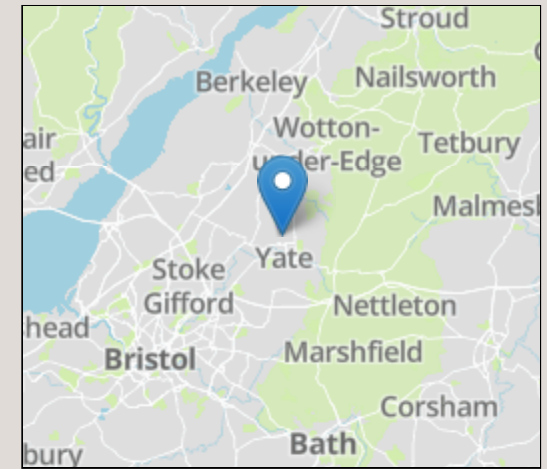
## Directions

Arriving into Ladden Garden Village vis Leachpool Way, continue straight passing the Barratts and David Wilson offices, Then turn left into Minett Road where you will find No. 17 on the left hand side.

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

**Tenure** - Freehold

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



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