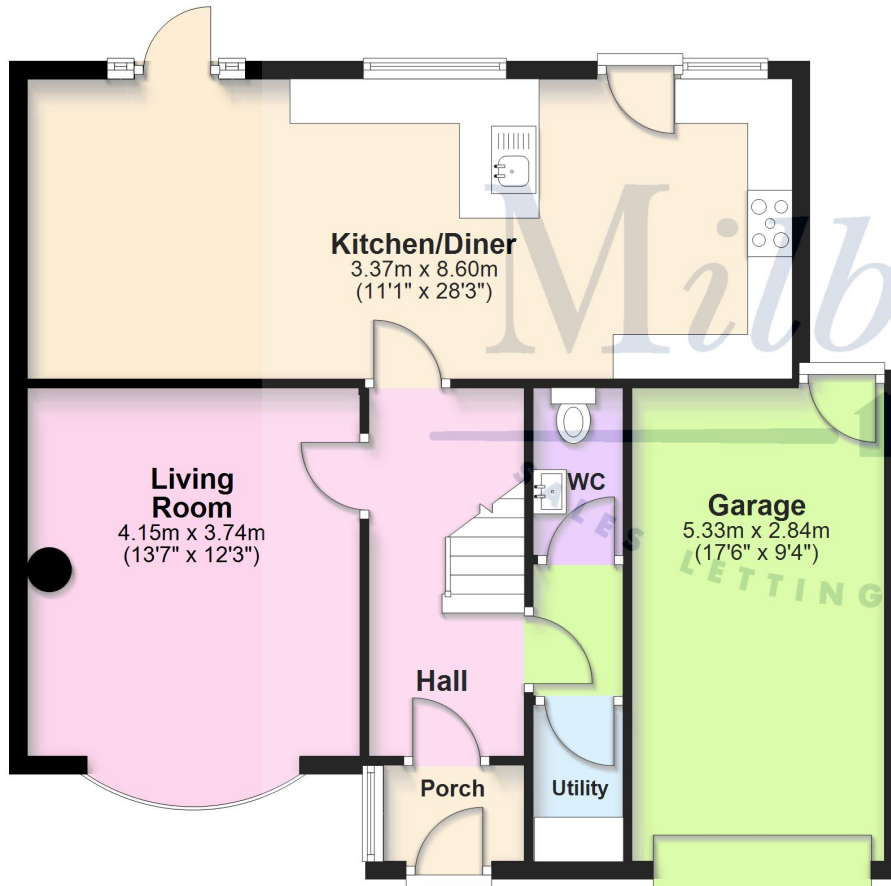




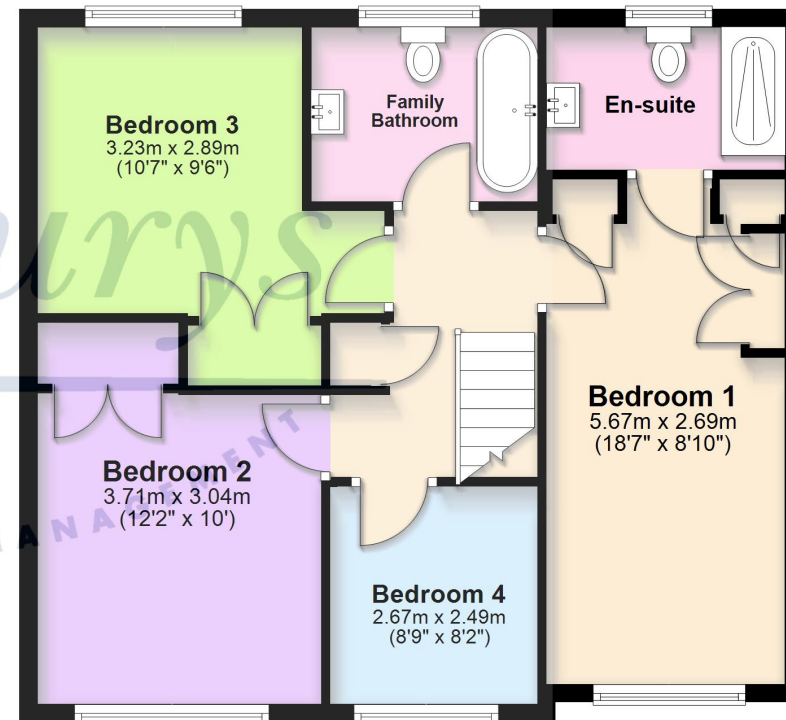
Ground Floor

Approx. 76.9 sq. metres (827.3 sq. feet)



First Floor

Approx. 63.0 sq. metres (678.5 sq. feet)



Total area: approx. 139.9 sq. metres (1505.8 sq. feet)

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

77 Kent Avenue, Yate, South Gloucestershire BS37 7RZ

A lovely home in a great location! Situated in the ever popular 'Counties' estate in North Yate this property has been extended to provide a generous home for a growing family. The ground floor offers a large porch that then leads into a hallway, then from here into a small utility room, a guest cloakroom, then a newly decorated living room to the front with bay window and feature wood burner. Moving to the rear of the property you will find a glorious kitchen/diner that sweeps the width of the house. Boasting quartz worktops, lots of natural light and a large space for dining and views out to the garden. Upstairs you will find a large master bedroom with fitted wardrobes and a modern ensuite shower room, then a further two double bedrooms and a single. Finally a lovely family bathroom. To the rear the property comes with a good size garden, laid to lawn and patio, well stocked with shrubs, a greenhouse and a raised pond. At the front you will find driveway parking and access to a single garage. A lovely family home ideal for those looking for a central location and walking distance to several sought after schools.

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

- Extended Link-Detached Home
- Popular North Yate Cul-de-Sac
- Walking Distance to Several Sought After Schools
- Beautiful Kitchen/Diner
- 4 Good Size Bedrooms
- Downstairs WC and Utility Area
- En-suite Shower Room to Main Bedroom
- Large Rear Garden
- Driveway and Single Garage
- Council Tax Band D - South Gloucestershire Council

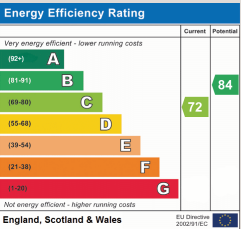
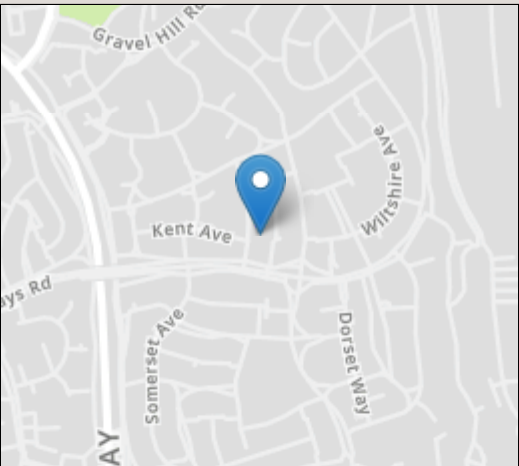
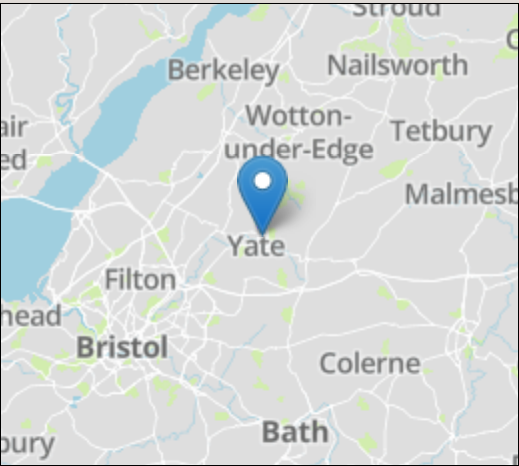
Directions

From Greenways Road in North Yate, turn into Kent Avenue where 77 can be found just along on the right hand side.

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

Tenure - Freehold

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



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