



1 NORMEAD DRIVE YATE

Built in 2022, this Barratt Homes Radley style property has been finished to a high standard with plenty of extras the current owners had fitted and offers light and airy accommodation throughout.

This detached 4 double bedroom executive home located in North Yate enjoys a larger than average plot towards the edge of the development and has green spaces a short walk away. The accommodation includes entrance hall, cloakroom, impressive kitchen dining room on the back of the property, lounge, study, 4 double bedrooms with master ensuite and family bathroom. Outside there is a generous enclosed rear garden laid to lawn, a fresh blank canvas for a gardener, or an inviting children's play space. To the side is driveway parking for 2 cars, and there is a single garage which has power and light plus loft storage above.

£475,000



COUNTRY
PROPERTY

1 Normead Drive, Yate, BS37 7FT

🌿 Barratt Homes "Radley" 🌿 Built 2022 🌿 Kitchen Dining Room 🌿 Lounge & Study 🌿 4 Bedrooms & 2 Bathrooms 🌿 Enclosed Rear Garden 🌿 Single Garage & Driveway 🌿 Energy Efficiency Band B

Yate Shopping Centre is a 8 minute drive away - where major investment has been made in recent years. It now sports big Tesco Extra, M&S food, cinema, restaurants, leisure centre, full range of shops, primary and secondary schools, NHS walk-in centre/surgery and library. The old market town of Chipping Sodbury (under 3 miles) has further artisan shops, Waitrose, award winning butchers and bakers, and many cafes, restaurants and pubs. Bristol and Bath are within about 12 miles, M4 J18 Tormarton - 6 miles, M5 J14 Falfield - 7 miles. Yate rail station - about 3 miles



GROUND FLOOR

Entrance Hall Staircase leading to first floor with cupboard under, cloaks cupboard, radiator.

Cloakroom Low level WC, hand basin with part tiling to walls, radiator, extractor fan.

Lounge 11' 0" x 16' 5" (3.35m x 5.00m) Window to front, 2 x radiators.

Study 7' 5" x 6' 11" (2.26m x 2.11m) Window to front, radiator.

Kitchen Dining Room 26' 7" x 10' 2" max (8.10m x 3.10m) Windows to rear, range of wall and base units with laminated worktops and splash backs, single drainer one and a half bowl sink unit, inset gas hob with cooker hood over, integral fridge and freezer plus dishwasher, French doors leading to rear garden, 2 x radiators.

Utility Room Range of wall units, space for tumble dryer and plumbing for washing machine with laminated worktop, gas combi boiler, radiator, door leading to side which gives access to the driveway and garage.

FIRST FLOOR

Landing Loft access, double linen cupboard, radiator.

Master Bedroom 11' 7" x 12' 7" max (3.53m x 3.84m) Windows to front and side, fitted wardrobes, radiator.

Ensuite Shower Room 4' 10" x 7' 5" (1.47m x 2.26m) Low level WC, hand basin, shower cubicle with shower over, part tiling to walls, radiator, extractor fan.

Bedroom 2 11' 2" max x 12' 4" max (3.40m x 3.76m) Window to front, fitted wardrobes and built-in cupboard, radiator.

Bedroom 3 9' 2" max x 10' 11" (2.79m x 3.33m) Window to rear, radiator.

Bedroom 4 9' 8" x 10' 3" (2.95m x 3.12m) Window to rear, radiator.

Family Bathroom 6' 11" x 5' 6" (2.11m x 1.68m) Window to rear, low level WC, hand basin, paneled bath with shower over, part tiling to walls, radiator, extractor fan.

OUTSIDE

Front Garden Space Low walls to front and sides, flower beds, exterior lighting.

Single Garage & Driveway Parking 10' 4" x 20' 4" (3.15m x 6.20m) Up and over garage door, loft storage space, power and light, driveway parking for 2 cars.

Enclosed Rear Garden 29' 11" x 37' 7" (9.12m x 11.46m) Wall of garage and fences form the boundaries, mainly laid to lawn, patio, tap.

FURTHER DETAILS

Directions PLEASE NOTE- The postcode will not lead to you the property, if using Satnav, please use 1 Normead Drive, Yate.

Take the Wickwar Road north out of Chipping Sodbury. Turn left into Southfield Way/Peg Hill B4060 and proceed down to the roundabout by the Tesco express and Brimsham Park Pub/Restaurant. Turn right into Eastfield Road, then left at the next roundabout, second exit at the next roundabout into Leechpool Way. Proceed along this road until you reach the T junction, turn left on Dowsell Way and then 3rd right on Clark Drive. Normead Drive is the 4th turning on your left where number 1 will be found on the right hand side.

Tenure Freehold

Council Tax Band E

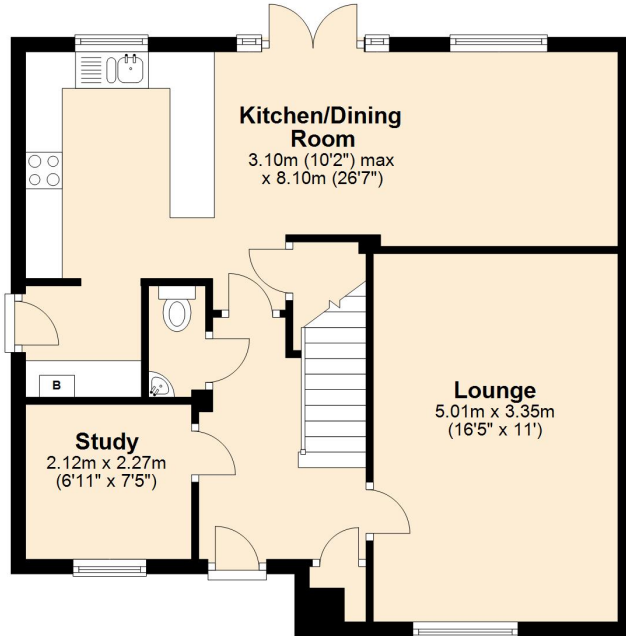


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		94
81-91	B	85	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



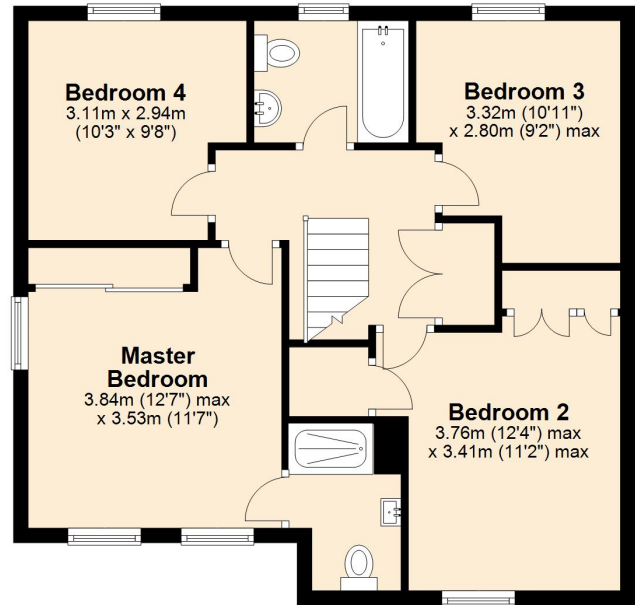
Ground Floor

Approx. 59.8 sq. metres (644.0 sq. feet)



First Floor

Approx. 59.8 sq. metres (644.0 sq. feet)



Total area: approx. 119.7 sq. metres (1287.9 sq. feet)

Sketch plan for illustrative purposes only
Plan produced using PlanUp.



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