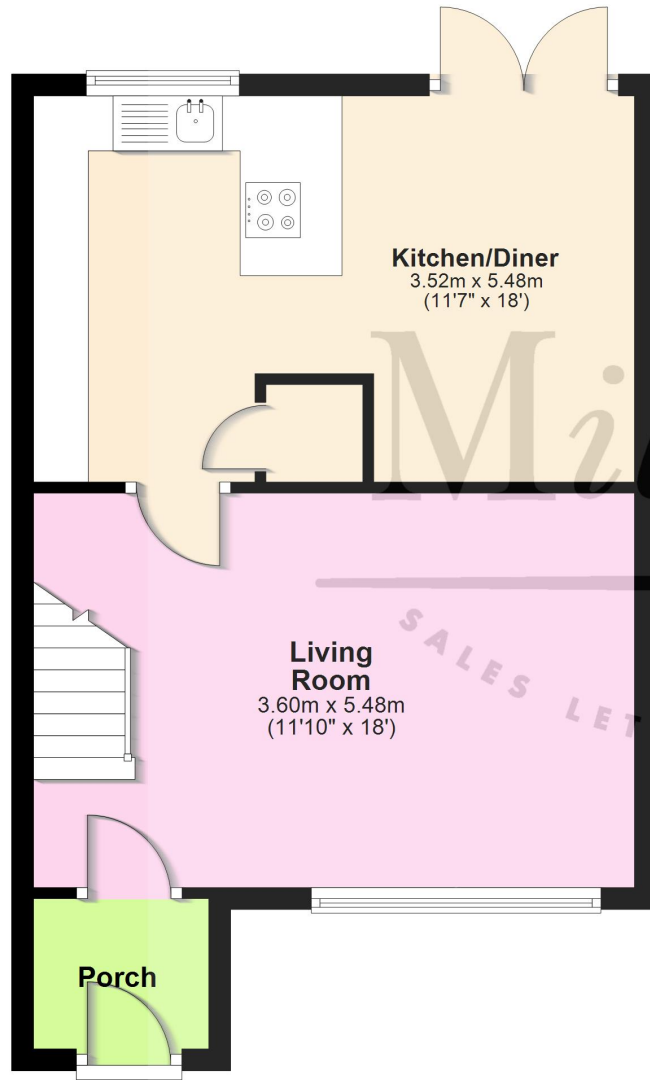




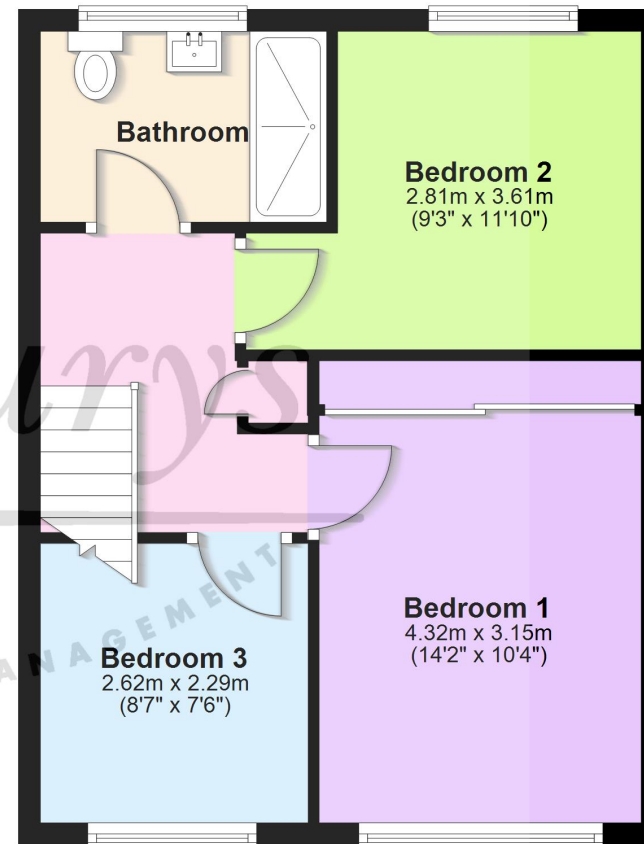
Ground Floor

Approx. 42.0 sq. metres (451.8 sq. feet)



First Floor

Approx. 42.4 sq. metres (456.8 sq. feet)



Total area: approx. 84.4 sq. metres (908.5 sq. feet)

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

11 Piper Road, Yate, South Gloucestershire BS37 5SY

Set in a lovely quiet spot in Piper Road, this attractive family home benefits a cul-de-sac location! Just a stones throw from Tesco Express and the Farmhouse Public House. Walking distance to St Mary's Primary School and Brimsham Green Secondary School. Entering the property, there is a handy porch that leads into a good size living room, with hard floors and a large picture window to the front. From here you move to the rear of the property, whereby the owners have refitted a stunning kitchen/diner! A lovely sociable space, with room for dining and casual seating. Overlooking the rear garden, this stylish kitchen offers fitted appliances and a breakfast bar area. French doors then take you out to a south facing private garden. Laid to artificial lawn and a patio area. Plus low maintenance flower beds. The first floor is accessed via the lounge and brings you 3 good size bedrooms. The master is fitted with large wardrobes! You will also find a modern family bathroom, with walk in double shower. Externally the house also comes with a single garage to the rear and hard standing for parking. An up together family home ready for it's new owner!

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, so excellent for commuting. It has a train station with main line connections to Bristol Parkway and Temple Meads, 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 with its historic High Street dating back to the 12th Century. Chipping Sodbury offers a wide and eclectic range of shops and businesses plus a Waitrose store which is found 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 are the open green spaces on Westerleigh Common. Chipping Sodbury also offers country walks on its own common which neighbours the golf course, rugby, tennis and cricket club.

Property Highlights, Accommodation & Services

- Popular North Yate Location
- Walking Distance to St Mary's Primary School and Brimsham Green Secondary
- 3 Bedrooms
- Immaculately Presented
- Refitted Kitchen/Diner
- Modern Bathroom
- South Facing Rear Garden
- Garage and Parking to Rear
- Cul-De-Sac Location
- Council Tax Band - C

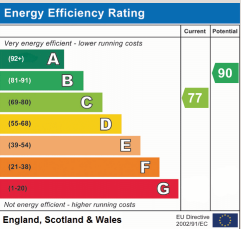
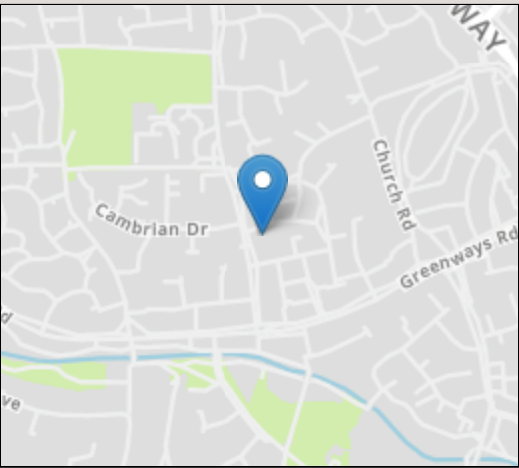
Directions

Leave Wellington Road and turn onto Lancaster Road, You will then find Piper Road on your right and No.11 is tucked in the right hand corner.

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

Tenure - Freehold

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



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