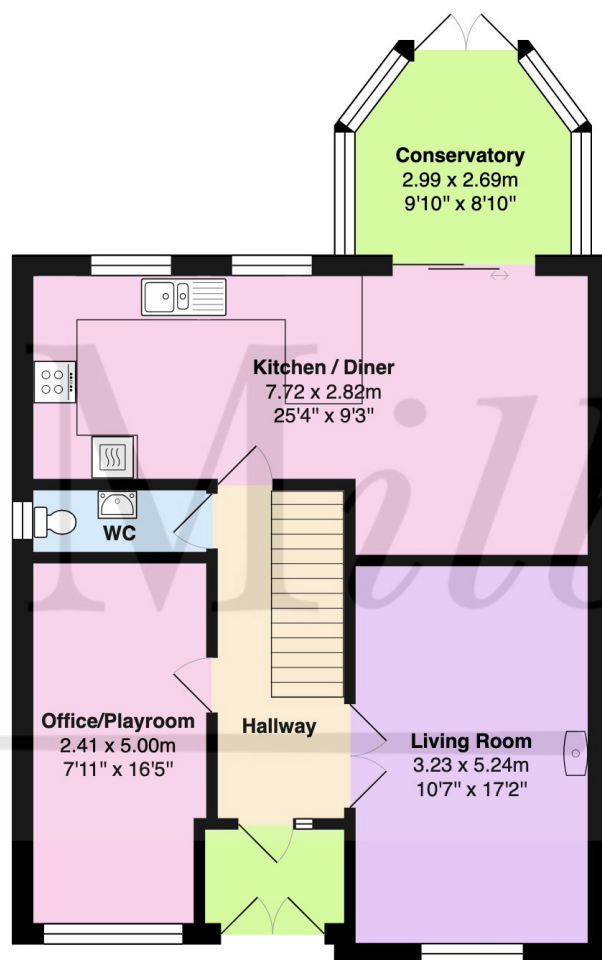


Milburys
SALES LETTING MANAGEMENT

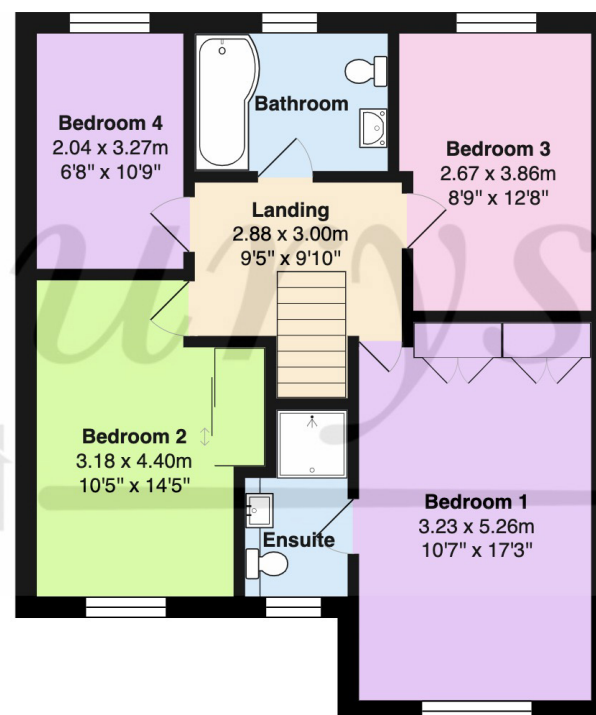


1 The Knapp, Yate, South Gloucestershire BS37 7YB

£525,000



Ground Floor
Area: 78.6 m² ... 846 ft²



First Floor
Area: 65.1 m² ... 701 ft²

Total Area: 143.7 m² ... 1547 ft²
For Illustrative Purposes Only. Not to Scale

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Simply immaculate inside! This sizable detached property is perfect for the growing family. Modernized and tastefully presented it is found in a popular and sought after location in Brimsham Park, being just a stones throw to the pretty Spar Pools park with play area, open green spaces and lakes. The ground floor comprises of a storm porch, then a welcoming entrance hall. From here you have access to a pleasant living room to the front with feature log burner, a guest cloakroom, then a fantastic playroom or study. At the rear you will find a superb kitchen/diner that stretches the width of the house; a light and bright space showcasing an elegant refitted kitchen with quartz worktops, breakfast bar and integrated appliances. A large space allocated for dining and then a conservatory out to a glorious rear garden. The first floor comes with 4 good size bedrooms, the master is generous in size with fitted wardrobes and a modern ensuite shower room, then a stunning family bathroom. Externally there is an impressive rear garden which is south facing, laid to patio and artificial grass with attractive borders. To the front there is parking available on a brick paved double driveway plus there is also an electric car charging point. A beautiful property that needs to be viewed to be fully appreciated!

Situation

Brimsham Park is a popular development in North Yate. Built in the 1990's and located 1.4 miles (approx. 3 minutes drive) north of Chipping Sodbury High Street. It is approximately 6 miles from the M4 Junction 18 and 12 miles from the centre of Bristol. Yate has a train station with main line connections, a refurbished leisure centre, retail park including restaurants and a large shopping centre which caters for all needs. Nearby Chipping Sodbury is just minutes drive away and offers a wide and eclectic range of shops and established businesses plus has a central Waitrose store in the centre of this pretty market town. There is a selection of both Primary and Secondary Schooling in the area of good reputation plus Chipping Sodbury offers country walks on its lovely common which neighbours the golf course and cricket club.

Property Highlights, Accommodation & Services

- Immaculately Presented • Large Detached Family Home • 4 Good Size Bedrooms • Modern Bathroom and Ensuite to Master
- Stunning refitted Kitchen/Diner • Office/Playroom • Conservatory • Landscaped and South Facing Rear Garden
- Double Driveway Parking To The Front • Council Tax Band - E - South Gloucestershire Council

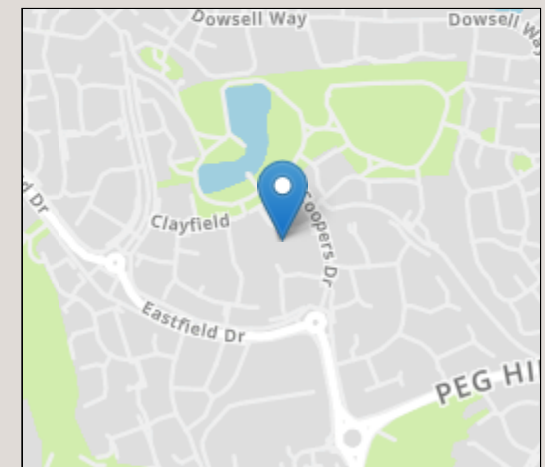
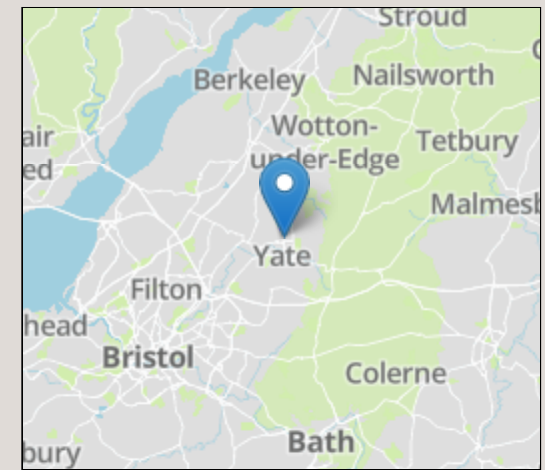
Directions

Heading into Brimsham Park on Peg Hill, continue straight over the roundabout onto Eastfield Drive. Then at the next roundabout take the 2nd exit onto Coopers Drive. The Knapp is the 2nd turning on the left.

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

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		
(81-91)	B		
(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	81

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