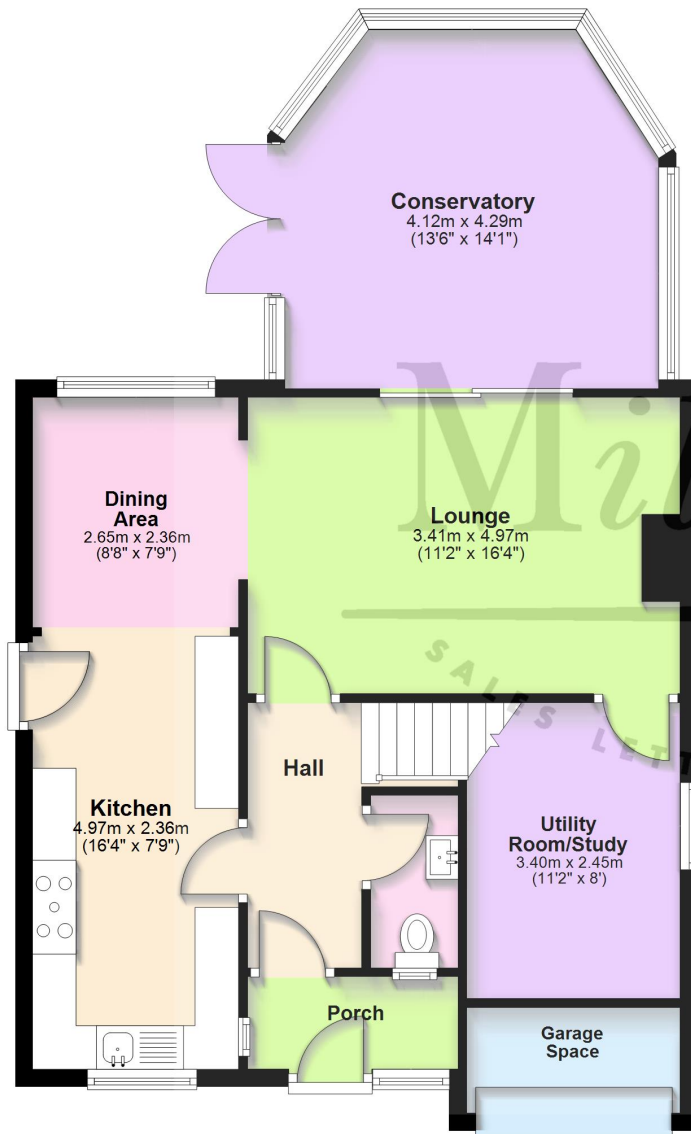




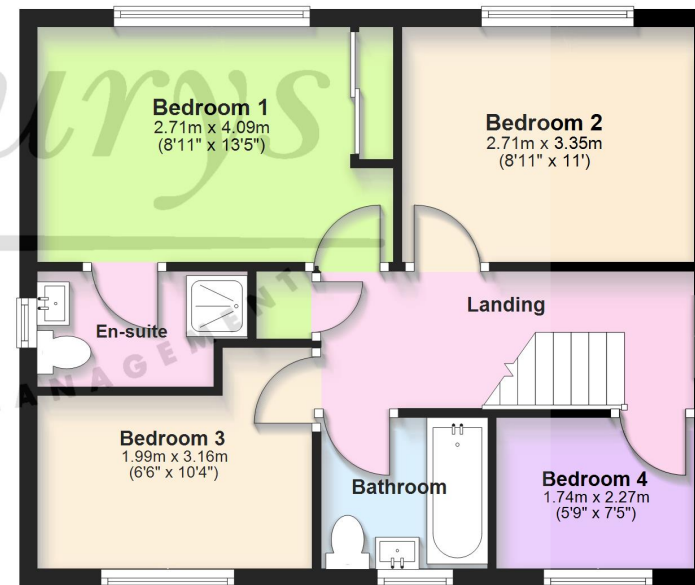
Ground Floor

Approx. 75.4 sq. metres (811.3 sq. feet)



First Floor

Approx. 47.1 sq. metres (507.5 sq. feet)



Total area: approx. 122.5 sq. metres (1318.8 sq. feet)

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

61 Long Croft, Yate, South Gloucestershire BS37 7YN

We are delighted to offer this attractive family home which is located in the popular Brimsham Park, tucked away in a quiet cul-de-sac. Entering the house there is a handy entrance porch which takes you to the inner hallway which has a downstairs guest WC. Then a beautiful refitted modern kitchen has been cleverly opened up to the eating area and offers a fantastic social space for entertaining. Complete with integrated appliances and a fresh feel, this connects to a cosy dining area that overlooks the rear garden. From here there is also a large opening into a good size lounge with feature fireplace. You will then find access into a converted garage space that the owners have used for a large utility room, but would also make a superb home office. Finally this spacious ground floor benefits from a lovely large conservatory. Upstairs has 4 bedrooms (3 doubles and a single) plus a modern family bathroom and an ensuite shower room to the master. Outside there is access to the remaining garage area (ideal for bins etc) and driveway parking at the front, whilst to the rear you will find a private rear garden which is laid to lawn and patio with mature trees and planting.

Situation

Brimsham Park is a popular development in North Yate. Built in the 1990's and located just 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. The town of Yate is also just minutes drive away and has many amenities which include 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 offers a wide and eclectic range of shops and established businesses plus has a central Waitrose store in the centre of this historic 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, tennis, cricket and other sport clubs.

Property Highlights, Accommodation & Services

- Detached Family Home • Popular Brimsham Park Location • Cul De Sac Location in Quiet Tucked Away Position • 4 Bedrooms
- Refitted Kitchen/Diner • Modern Family Bathroom and Ensuite • Conservatory and enclosed rear garden
- Utility and Downstairs WC • Walking Distance To Brimsham Green Secondary School
- Council Tax Band D - South Gloucestershire Council

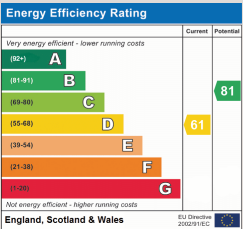
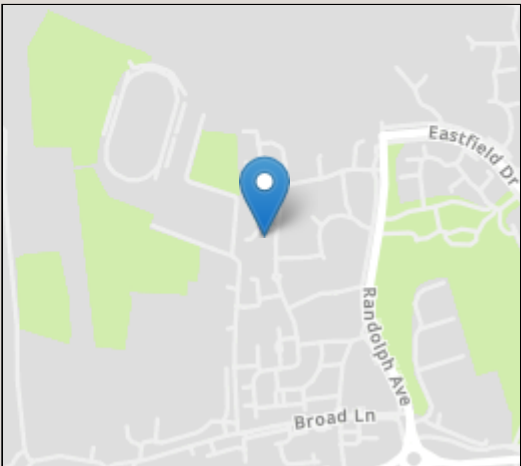
Directions

Leave Goose Green Way and turn onto Randolph Avenue, then take the 3rd turning on the left into Long Croft. Follow the road around and then take the 4th cul-de-sac on your right where you will find No.61

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

Tenure - Freehold

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



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