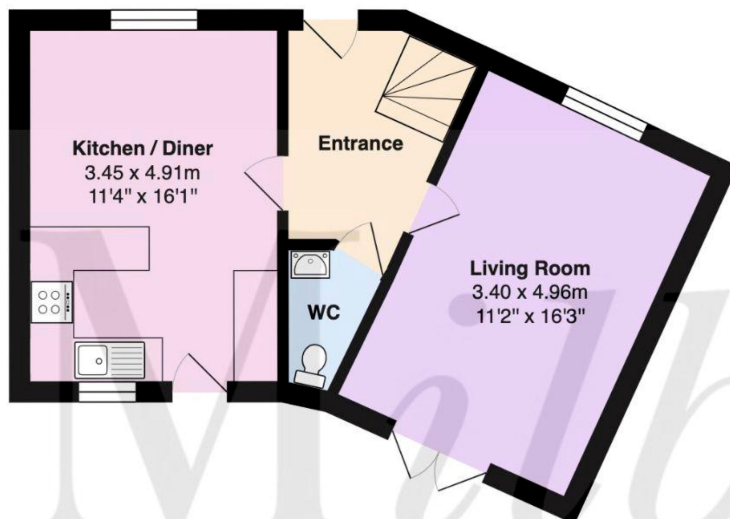
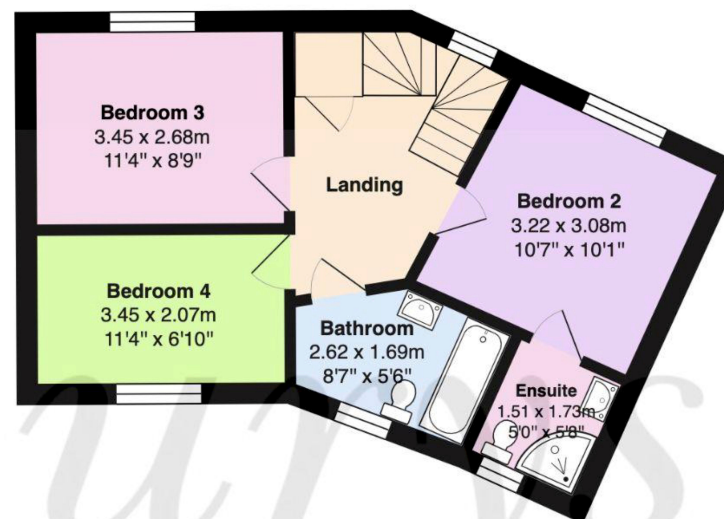




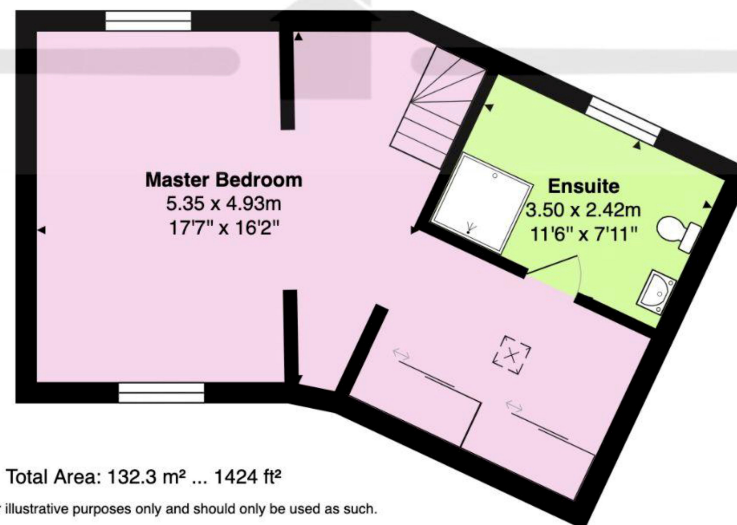
Ground Floor
Area: 43.9 m² ... 473 ft²



First Floor
Area: 43.9 m² ... 473 ft²



Second Floor
Area: 44.4 m² ... 478 ft²



Total Area: 132.3 m² ... 1424 ft²

This plan is for illustrative purposes only and should only be used as such.

158 Normandy Drive, Yate, South Gloucestershire BS37 4FH

Set close to the Town Centre, those looking for a central and easy location need look no further! Walking distance to Yate Shopping Centre and Bus Station, plus only a short stroll to Chipping Sodbury High Street. This deceptively large, semi-detached home has 4 bedrooms and unlike many of the three storey town houses it also offers fabulous living space on the ground floor with a kitchen/diner and a light and bright living room, both with direct access to the rear garden. On the 1st floor you will find 3 good size bedrooms and family bathroom; bedroom 2 offering a modern ensuite shower room. The 2nd floor has a STUNNING master suite feel, with a beautifully light bedroom leading through to a a nursery/study snug which then opens out to an exceptional dressing room and a huge ensuite. Externally, you will find a manageable low maintenance rear garden, laid to artificial grass and a raised decked area. The property also benefits from a single garage and 2 parking spaces. This is a MUST SEE property offering modern family living, idea for a growing family in a convenient location! Estate Management fees apply (circa £320 pa)

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, a refurbished leisure centre, retail park, 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. Nearby, the market town of Chipping Sodbury offers a wide and eclectic range of shops and established businesses plus 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 are the open green spaces on 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

- Deceptively Large Family Home
- Walking Distance To Yate Town Centre and Chipping Sodbury
- Set over 3 Floors
- 4 Good Size Bedrooms
- 2 Ensuite Shower Rooms and Family Bathroom
- Exceptional Master Bedroom with Dressing Room and Ensuite
- Kitchen/Diner Over Looking The Enclosed Rear Garden
- Enclosed Low Maintenance Rear Garden
- Single Garage and 2 Allocated Parking Spaces
- Council Tax Band D - South Gloucestershire Council

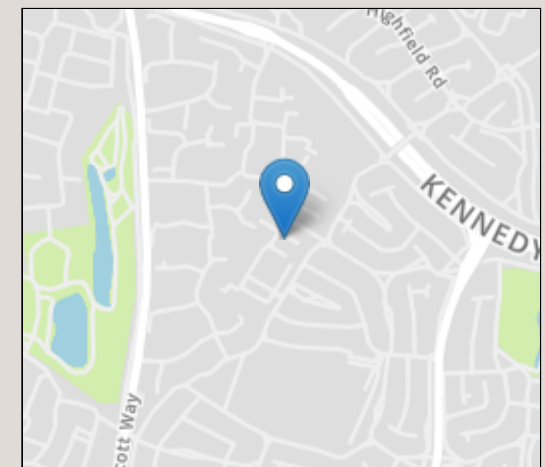
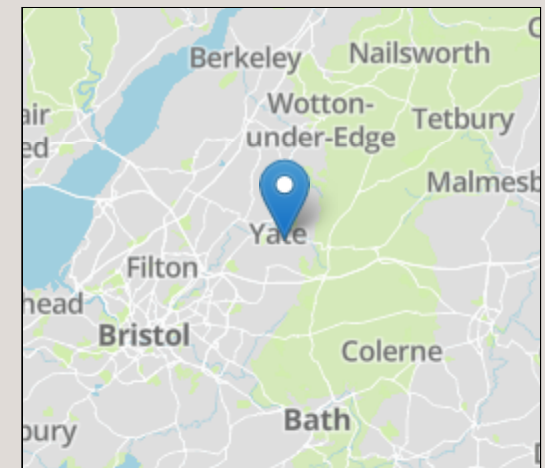
Directions

Leaving the center of Yate and joining Kennedy Way towards Chipping Sodbury, take the first turning on your right into Normandy Drive. Follow the road almost to the end and you will find No. 158 on your left hand side. Immediately after the house is a private driveway that leads into a shared parking area where you will find a single garage and 2 allocated parking spaces.

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

Tenure - Freehold

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C	80	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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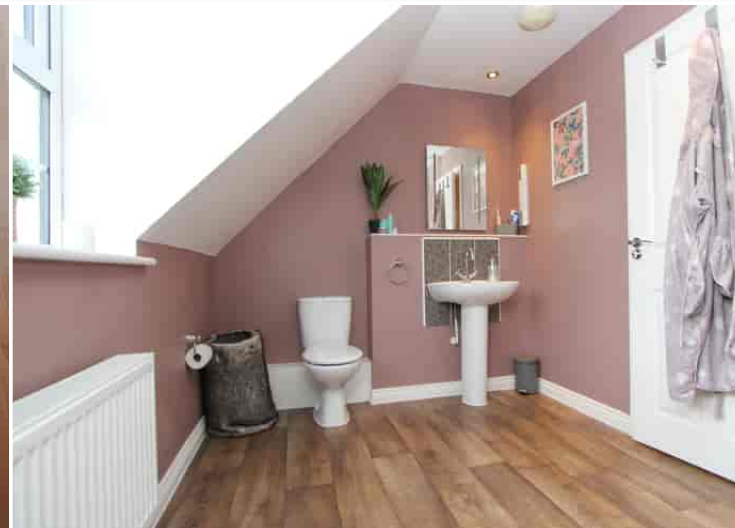




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