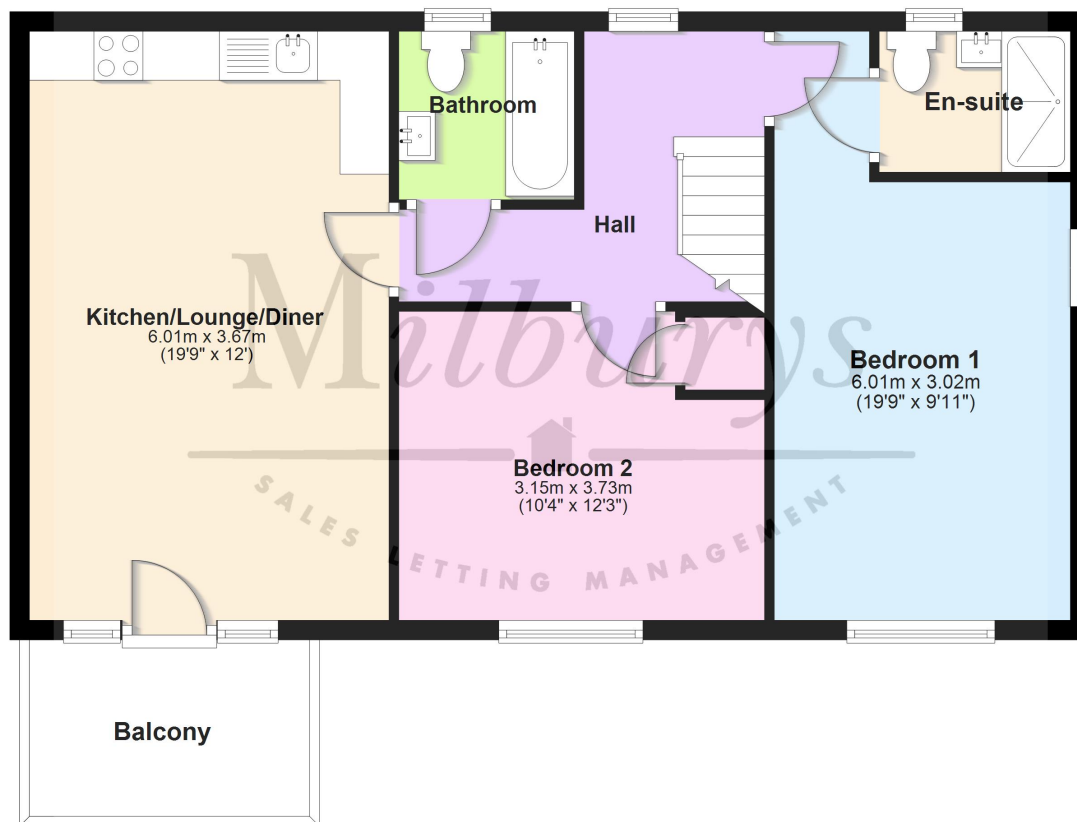




## Coach House

Approx. 65.2 sq. metres (702.3 sq. feet)



Total area: approx. 65.2 sq. metres (702.3 sq. feet)

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



# 18 Normead Drive, Yate, South Gloucestershire BS37 7FT

Built in 2022 by Barratt Homes, this freehold property is one of just a handful of coach houses on this new development. Set in the popular Ladden Garden Village in North Yate, the property would make a fantastic first home or investment. Link-Detached and offering an open fronted garage/car port with adjoining store room on the ground floor, you then have a private front door entrance leading to stairs that take you to the first floor. From here you will find a welcoming landing area, the master bedroom, with dual aspect windows and then a modern ensuite shower room. Moving through to a second double bedroom, with a large built-in storage cupboard. There is also a pleasant family bathroom. The main living space is a delightful open plan room, with a modern grey kitchen and eating area to one end, then a cosy lounge area that leads out to a private decked balcony. Management fees apply.

## Situation

Ladden Gardens is a modern and exciting development located North of Yate town, extending from Brimsham Park. There is a local Sainsburys, a pre-school and nursery, plus plans for a primary school which will be built nearby. It is approximately 7 miles from the M4 Junction 18 and 12 miles from the centre of Bristol. Nearby Yate has a train station with main line connections, a leisure centre, retail park, restaurants and a large shopping centre which caters for all needs. Chipping Sodbury is also only minutes drive away with its historic High Street dating back to the 12th Century, offers a wide and eclectic range of shops and established businesses. A Waitrose store is in the centre of the town. There is a selection of both Primary and Secondary Schooling in the area of good reputation plus Chipping Sodbury offers country walks on a lovely common which neighbours the golf course and cricket club.

## Property Highlights, Accommodation & Services

- Built by Barratt Homes in 2022
- Freehold Coach House
- Single Garage and Storage
- 2 Double Bedrooms
- En Suite Shower Room plus Family Bathroom
- Open Plan Kitchen/Lounge/Diner
- Balcony/Outside Space
- Private Entrance
- Still Under NHBC Warranty
- Council Tax Band - B - South Gloucestershire Council

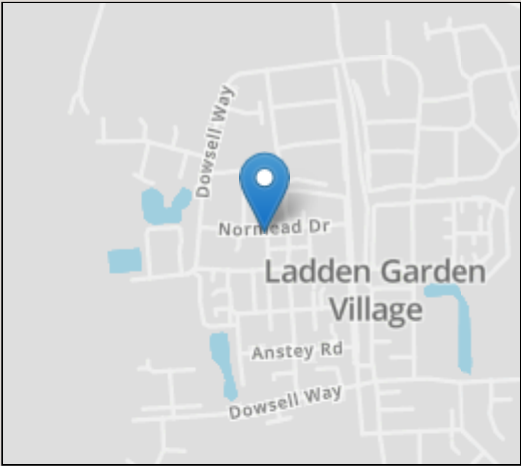
## Directions

Once you are in Ladden Gardens, turn into Clark Drive continue straight and take the 4th turning on he left into Normead Drive. No.18 is the first coach house you will see on your left hand side.

**Local Authority & Council Tax** - South Gloucestershire Council - 01454 868686 - Tax Band B

**Tenure** - Freehold

**Contact & Viewing** - Email: [mil\\_sodburysales@milburys.co.uk](mailto:mil_sodburysales@milburys.co.uk) Tel: 01454 318338



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B		
(69-80) C	82	
(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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