

Total Area: 93.0 m² ... 1001 ft²

This plan is for illustrative purposes only.
Not to scale.



138 Normandy Drive, Yate, South Gloucestershire BS37 4FH

We are delighted to offer this lovely family home, located in a handy and central location with Yate Town Centre and Chipping Sodbury High Street just a short walk away. With plenty of amenities on your doorstep, there are also several local primary schools and secondary schools in walking distance. This modern property was built in 2012 and is nicely tucked away from the main thoroughfare benefitting a treelined outlook towards the 'Birds' estate. The ground floor provides a large welcoming entrance hall with a downstairs cloakroom. From here you access the dual aspect living room with French doors out to the rear garden. Then a sociable kitchen/dining space - also dual aspect with access out to the rear garden. Moving upstairs you will find 4 bedrooms (two double and two single) plus a family bathroom PLUS an ensuite to the master. Externally, the property comes with a small and manageable rear garden, laid to patio and artificial grass. There is also a rear pedestrian access to the private parking courtyard. Here you will find a single garage (under a coach house) and parking for two cars. Additional benefits include a new combi boiler- installed in 2024. Management fees apply.

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

- Private Tucked Away Plot Facing the Birds Estate
- Walking Distance to Yate and Chipping Sodbury
- Build in 2012
- 4 Bedrooms
- Bathroom and Ensuite to Master
- Kitchen/Diner
- Single Garage
- Private Parking Courtyard with 2 Spaces
- Small Low Maintenance Rear Garden
- Council Tax Band D - South Gloucestershire Council

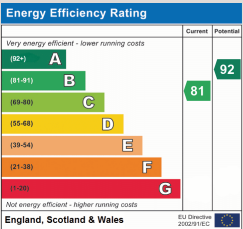
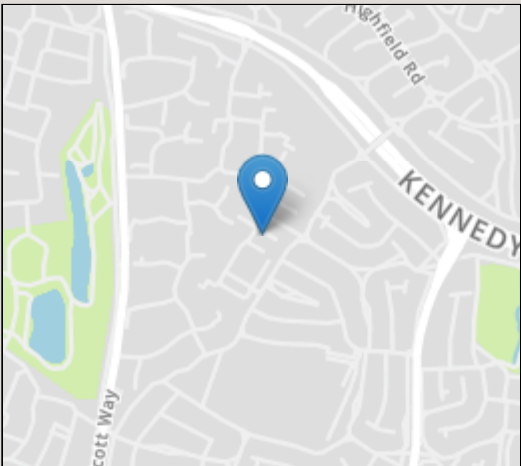
Directions

Leaving the centre 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. 138 on your left hand side, up a pretty footpath toward the Birds Estate. Immediately before the house is a private driveway that leads into a shared parking area where you will find a single garage and 2 parking spaces.

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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