

Milburys

SALES LETTING MANAGEMENT

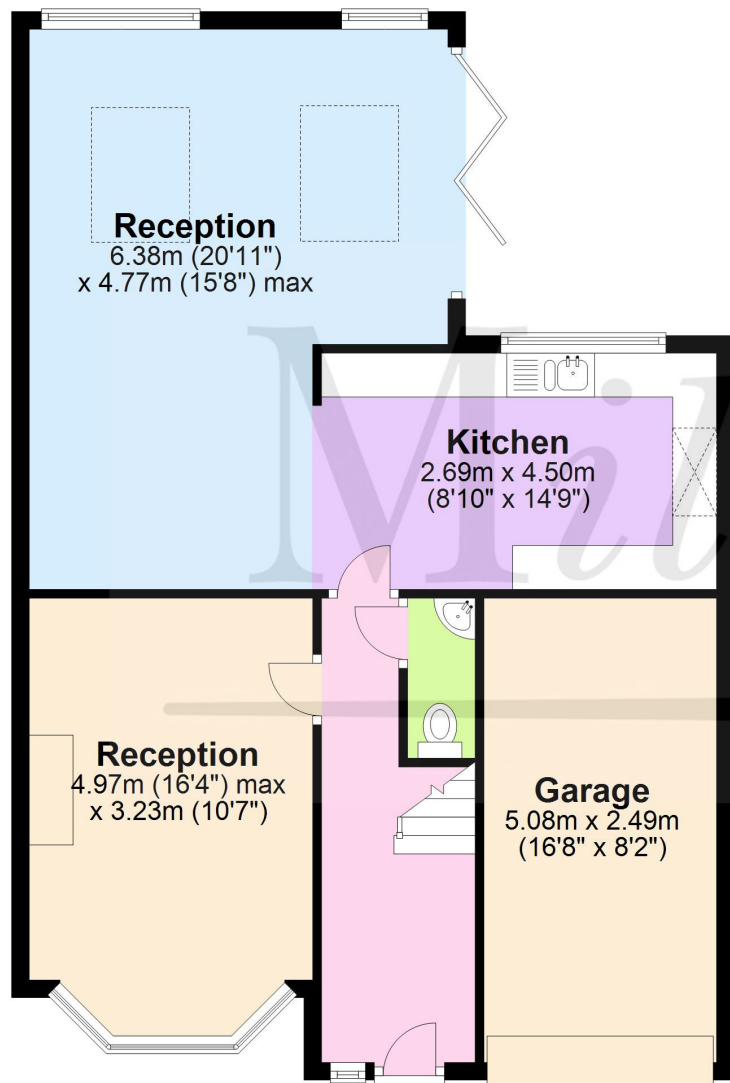


27 Pear Tree Hey, Yate, South Gloucestershire BS37 7JT

£525,000

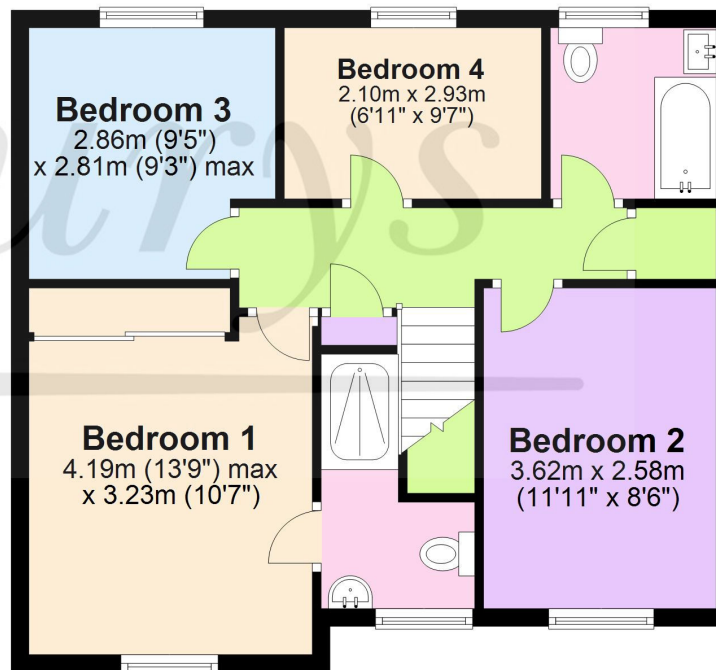
### Ground Floor

Approx. 76.8 sq. metres (826.6 sq. feet)



### First Floor

Approx. 54.2 sq. metres (583.1 sq. feet)



Total area: approx. 131.0 sq. metres (1409.7 sq. feet)

For illustrative purposes only. Not to scale.  
Plan produced using PlanUp.



# 27 Pear Tree Hey, Yate, South Gloucestershire BS37 7JT

Set in a lovely quiet location, this attractive detached property is beautifully presented throughout. Found in the sought after Brimsham Park area of North Yate, this four bedroom family home is perfect for those looking to be in walking distance to the local Brimsham Green Secondary School and close to the lovely Brimsham Lakes. The accommodation offers a good size living room to the front with a bay window, a downstairs guest cloakroom, a bright and airy kitchen/diner spanning the width of the house and then a stunning extension leading off from here with feature bi-folding doors overlooking the garden which makes a fantastic additional reception which is ideal for entertaining. The first floor provides plenty of space with three double bedrooms and a good size single plus you will find a modern family bathroom, then an ensuite shower room which has an oversized walk in shower to the master bedroom. The pretty rear garden is laid to lawn and patio with a good size shed and is South facing with a good degree of privacy. To the front of the property you will find a single integral garage, plus a brick paved double driveway. A wonder family home!

## 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 cinema and 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

- Detached Family Home
- Far End of Cul-de-Sac
- 4 Bedrooms
- Extended to Provide Lovely Kitchen/Diner/Family Room
- Lounge with Bay-Window
- Bi-Fold Doors To Patio Area.
- Modern Bathroom and Ensuite to Master
- Single Garage & Driveway Parking
- Attractive South Facing Garden
- Council Tax Band - D - South Gloucestershire Council

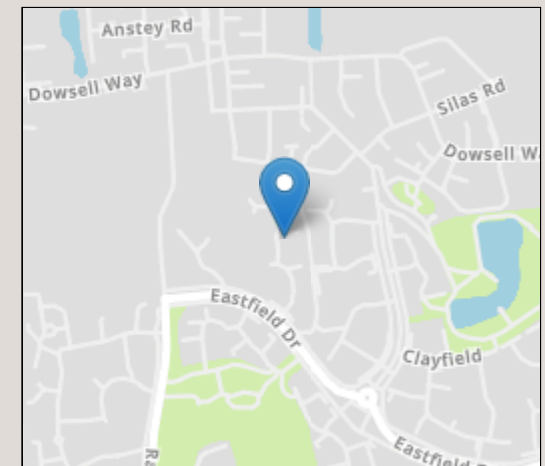
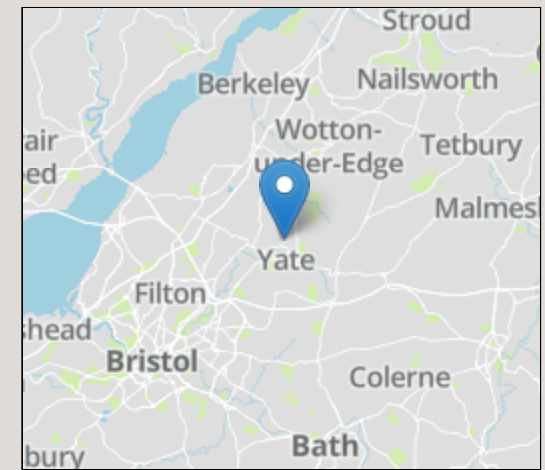
## Directions

From Goose Green Way enter Brimsham Park through the original pillars and join Randolph Avenue. Drive to the end of the road and turn right onto Eastfield Drive, then take the first turning on the left into Pear Tree Hey. Number 27 can be found toward the end of the road, just on the left hand side.

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

**Tenure** - Freehold

**Contact & Viewing** - Email: [chippingsodbury@milburys.co.uk](mailto:chippingsodbury@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		
		73
		84

England, Scotland & Wales

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