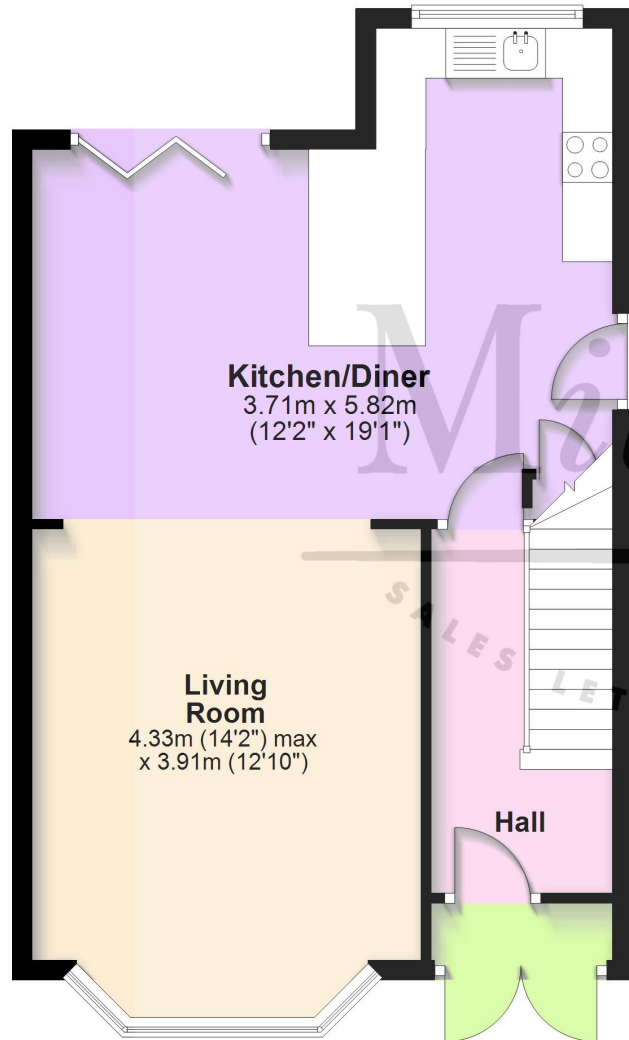




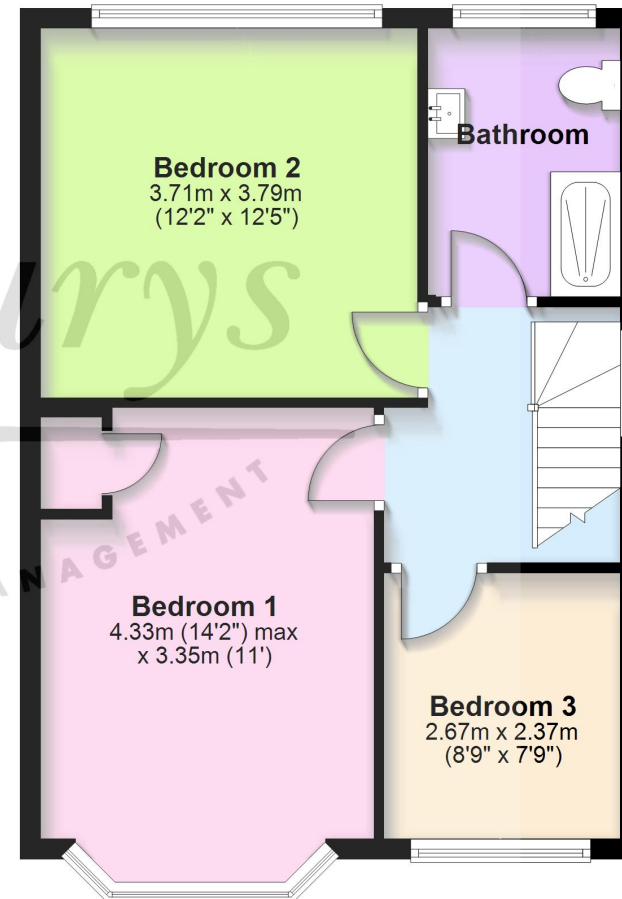
## Ground Floor

Approx. 50.8 sq. metres (546.5 sq. feet)



## First Floor

Approx. 47.7 sq. metres (513.9 sq. feet)



Total area: approx. 98.5 sq. metres (1060.4 sq. feet)

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

# 80 Windsor Drive, Yate, South Gloucestershire BS37 5DY

Offered for sale with NO ONWARD CHAIN! Set in North Yate, this sizable semi-detached property has undergone a recent refurbishment by the current owners. A fresh and light family home ready to move straight into! The property was built in the 1950s and boasts deceptively large rooms over both floors. The accommodation comprises of a storm porch which leads into the entrance hallway, from here you will find a fresh and bright front living room with a large bay window. This opens out to a fantastic kitchen/diner with an open plan sociable layout giving a great feeling of space with a lovely dining area. There are also new bi-folding doors out to the rear garden, and a modern kitchen with a peninsular unit/breakfast bar. There is also a handy enclosed utility cupboard for laundry and a side entrance door taking you out to the driveway. Moving upstairs there are two generous double bedrooms with a further bay window to the master, plus a good size single bedroom. Finishing off the property you will find a modern family bathroom with walk-in double shower and stylish fittings. To the rear of the house there is an enclosed garden laid to lawn and a detached single garage, accessed via the tandem double driveway. Additional benefits include new oak style hung doors, re-plastered walls and ceilings and gas central heating (new boiler fitted in 2023).

## 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

- NO ONWARD CHAIN • Semi- Detached • Double Bay Fronted • Recently Refurbished
- Fantastic Open Plan Kitchen/Dining/ Family Room • 3 Generous Bedrooms • Contemporary Family Bathroom.
- Bi-Fold Doors to Enclosed Rear Garden • Double Driveway and Single Garage
- Council Tax Band - C South Gloucestershire Council

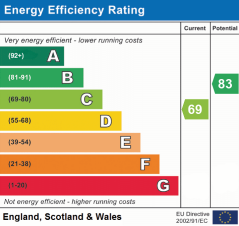
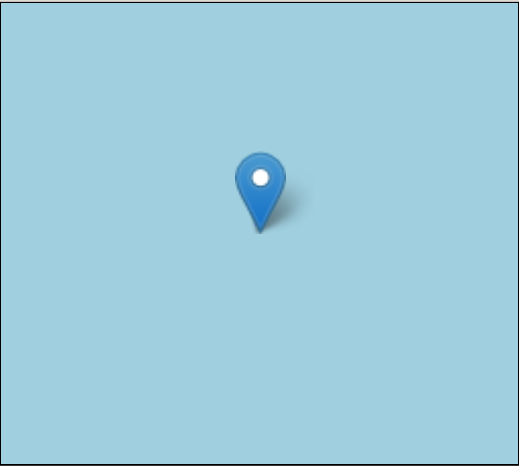
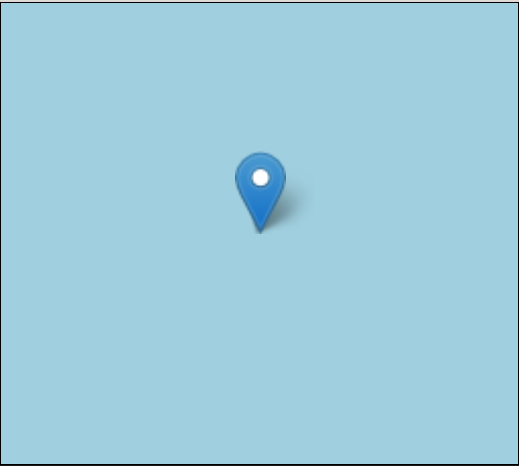
## Directions

From Station Road in Yate, turn into Cranleigh Court Road at the traffic lights. Continue straight and then take the 2nd left turning into Windsor Drive, follow the road around and Number 80 is found on the right hand side.

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

**Tenure** - Freehold

**Contact & Viewing** - Email: mil\_sodburysales@milburys.co.uk Tel: 01454 318338



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