

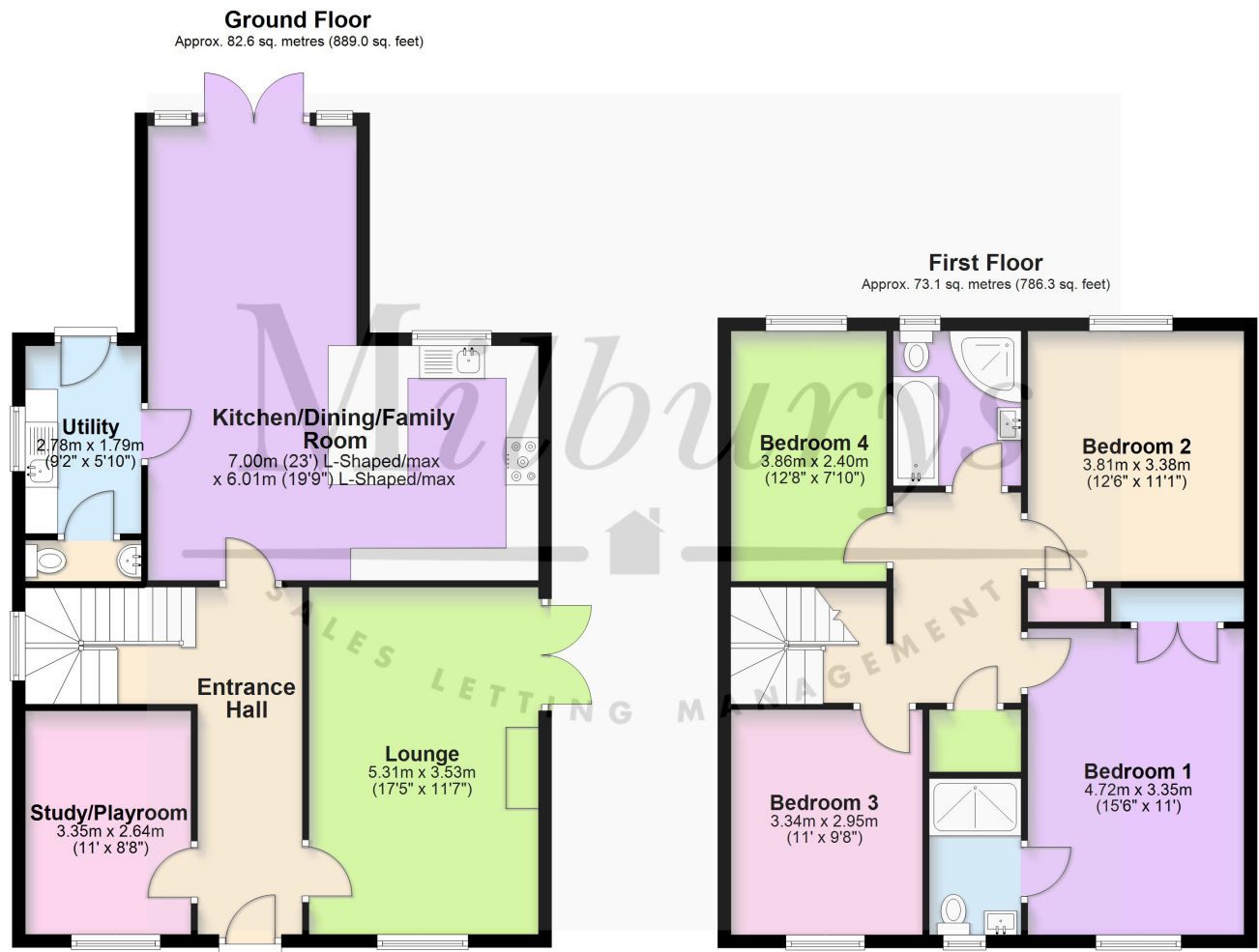
Milburys

SALES LETTING MANAGEMENT



5 The Acorns, Yate, South Gloucestershire, BS37 7BJ

£600,000



Total area: approx. 155.6 sq. metres (1675.3 sq. feet)

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



5 The Acorns, Yate, South Gloucestershire BS37 7BJ

Set in an attractive location with just five other executive houses, 'The Acorns' is a small stylish development built in 2018 by Churcham Homes. This beautiful collection of properties are all 4 bedroom superior family homes with a tree lined back drop and a privately owned road. The property boasts fantastic proportions spread over two floors. Downstairs offers a large entrance hall from where you will find a good size study - or what could be a handy playroom, a lounge with French doors to the side, then a stunning kitchen/diner/family room with a lovely glazed outlook to the rear garden. The kitchen is fully equipped with integrated appliances and a sociable peninsula unit that links the dining area, which then leads into a casual family/seating area. From here a door leads to the utility room and then to a guest WC. The first floor has a lovely large landing, from where you will find a stylish family bathroom then 4 double bedrooms with fitted wardrobes. The master bedroom also offers a lovely ensuite shower room. Outside a tree lined rear garden wraps around the property and is laid to lawn and patio. To the front there is driveway parking with an electric charger which leads to an attractive timber double garage with an electric roller door and storage area in the eaves.

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. It 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. From Yate there is easy access to Chipping Sodbury with its historic High Street dating back to the 12th Century. Chipping Sodbury offers a wide and eclectic range of shops and established businesses and 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 is the open green spaces of Westerleigh Common. Chipping Sodbury also offers country walks on its own common which neighbours the golf course, rugby and cricket club.

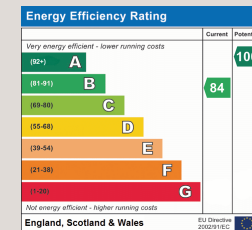
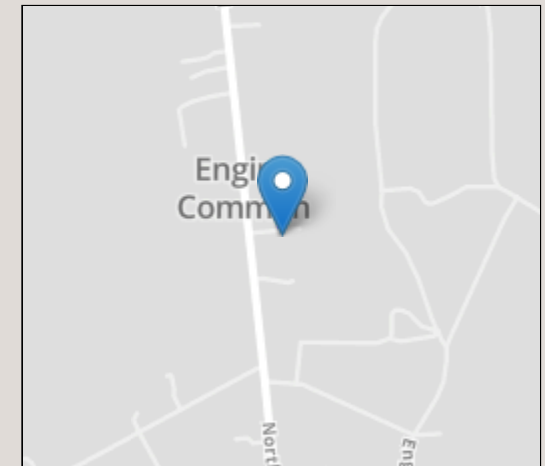
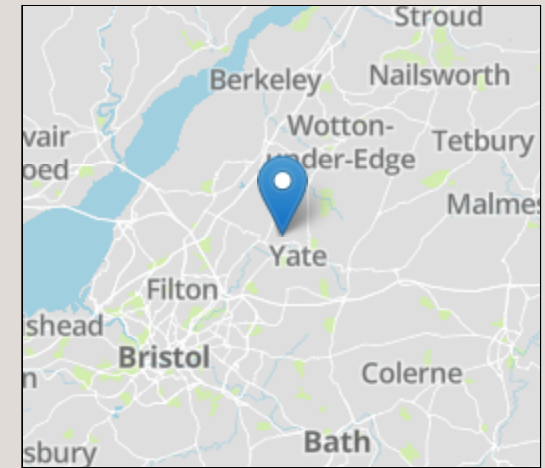
Property Highlights, Accommodation & Services

- Detached Executive Family Home
- Built 2017
- Prestigious Private Road
- Walking Distance to North Road Primary School
- 4 Double Bedrooms
- Large Kitchen/Diner/Family Room
- Study and Utility Room
- Semi Rural Setting
- Double Garage and Driveway
- Council Tax Band - F - South Gloucestershire Council

Directions

From Goose Green Way go past the Fox Public House at the traffic lights into North Road. Continue for circa half a mile passing North Road Primary School and The Codrington Arms. The Acorns is a small development of 6 houses located on the right hand side and No.5 is the second house you come to on the left as you drive in.

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



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