



Acorn House

Yate Rocks

£899,500



Acorn House

Gravel Hill Road, Yate, BS37 7BS

Impressive light and airy family home located in Yate Rocks with far reaching views westwards towards the Welsh Hills in the distance.

Built in 2019, Acorn House is truly a sleek, modern home - well proportioned rooms throughout, stylish fixtures and fittings, and clever design touches to make this beautiful property something quite special. The accommodation includes a double height entrance hall with galleried landing above, lounge, games room, office, kitchen dining room, utility and cloakroom all on the ground floor; upstairs 4 spacious bedrooms including an amazing master bedroom suite with its own oak and glass balcony that makes the most of the views, 2 ensuite shower rooms, and a family bathroom - many with lofty pitched ceilings. Outside is a double garage, driveway parking for several cars and a Westerly facing rear garden for all the family to enjoy. All for sale with no onward chain.

- Detached Home
- 4 Bedrooms & 3 Bathrooms
- Kitchen Dining Room & Utility
- 3 Reception Rooms & Cloakroom
- Double Garage & Driveway Parking
- Enclosed Westerly Facing Garden
- No Onward Chain
- Energy Efficiency Rating B





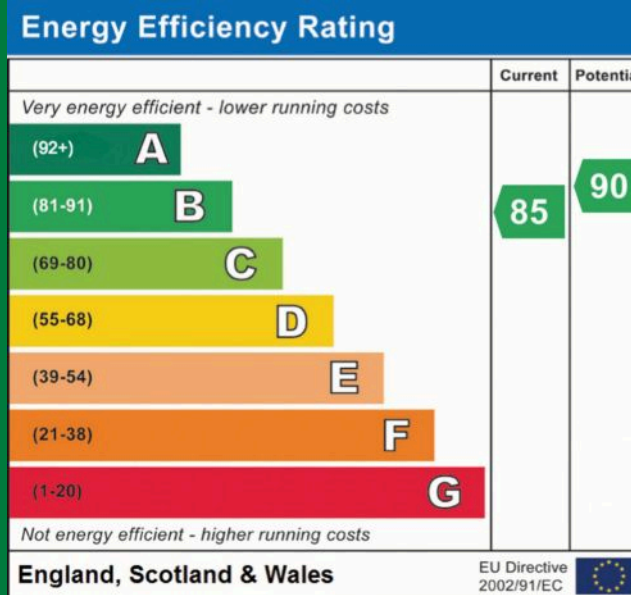
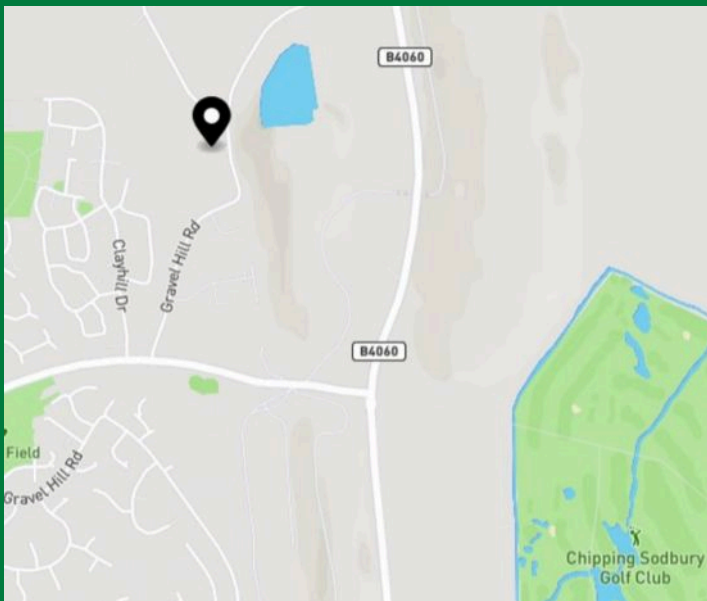
Location

The property is located equidistant from Yate and Chipping Sodbury. From the property, Chipping Sodbury is a 5 minute drive, with its Waitrose, pubs and restaurants and vibrant local community. Yate is about 7 minutes drive with larger supermarkets (Tesco, M&S food), cinema and Yate Shopping Centre. Tesco Metro and pub in Brimsham Park are a 10 minute walk or a 2 minute drive from the property, which is located on a quiet lane now largely bypassed by Peg Hill and the Wickwar Road. Convenient access to M5 J14 at Falfield, or M4 J18 at Tormarton, Yate and Bristol Parkway rail terminals to London, Manchester and further. There is also a good choice of primary and secondary schools nearby.

Stunning 2019-built family home in Yate Rocks with panoramic views towards Welsh Hills. Generously sized property with 4 beds, 3 baths, office, games room, and double garage. Westerly garden and no onward chain. Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B







Total area: approx. 242.9 sq. metres (2615.1 sq. feet)

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Details, photographs, measurements, floorplans and distances are given as a guide only and must not be relied upon for the inclusion of any visible fixtures and fittings.

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