



ASKING PRICE

**£319,950**

**Clayhill Drive**

Yate, Bristol, BS37 7DA

### PROPERTY SUMMARY

Welcome to this charming three-bedroom semi-detached house situated within the popular "Autumn Brook" development in North Yate. This lovely property is ideal for modern living and offers ample accommodation throughout. Nestled within a great location which is only moments away from Yate Shopping Centre / Chipping Sodbury High Street, this home promises a blend of practicality and style.

Step into a light entrance hallway and you will find the kitchen to your left which boasts sleek countertops, ample storage space, a built in oven / hob and space for all your integral appliances. Sitting adjacent to the kitchen is the well appointed lounge / diner. This spacious area serves as the heart of the home, ideal for relaxation, entertaining guests, or family gatherings. There is a useful understairs storage cupboard and French doors which lead into your rear garden. A handy cloakroom and utility cupboard complete the ground floor.

Tucked away on the first floor are three generously sized bedrooms. The principal bedroom features the added luxury of an en-suite bathroom, complete with contemporary fixtures and fittings. There is a generous sized family bathroom and airing cupboard along with further storage in the loft.

The rear garden is split over two levels and provides a fantastic space that is private and low maintenance. There is a patio off the living room and side access to your driveway and garage. Steps take you down to the lower level of the garden which is fully enclosed and is a lovely spot for unwinding during those warmer months. A garage provides secure parking and there is a driveway with space for three cars.

3



2



1





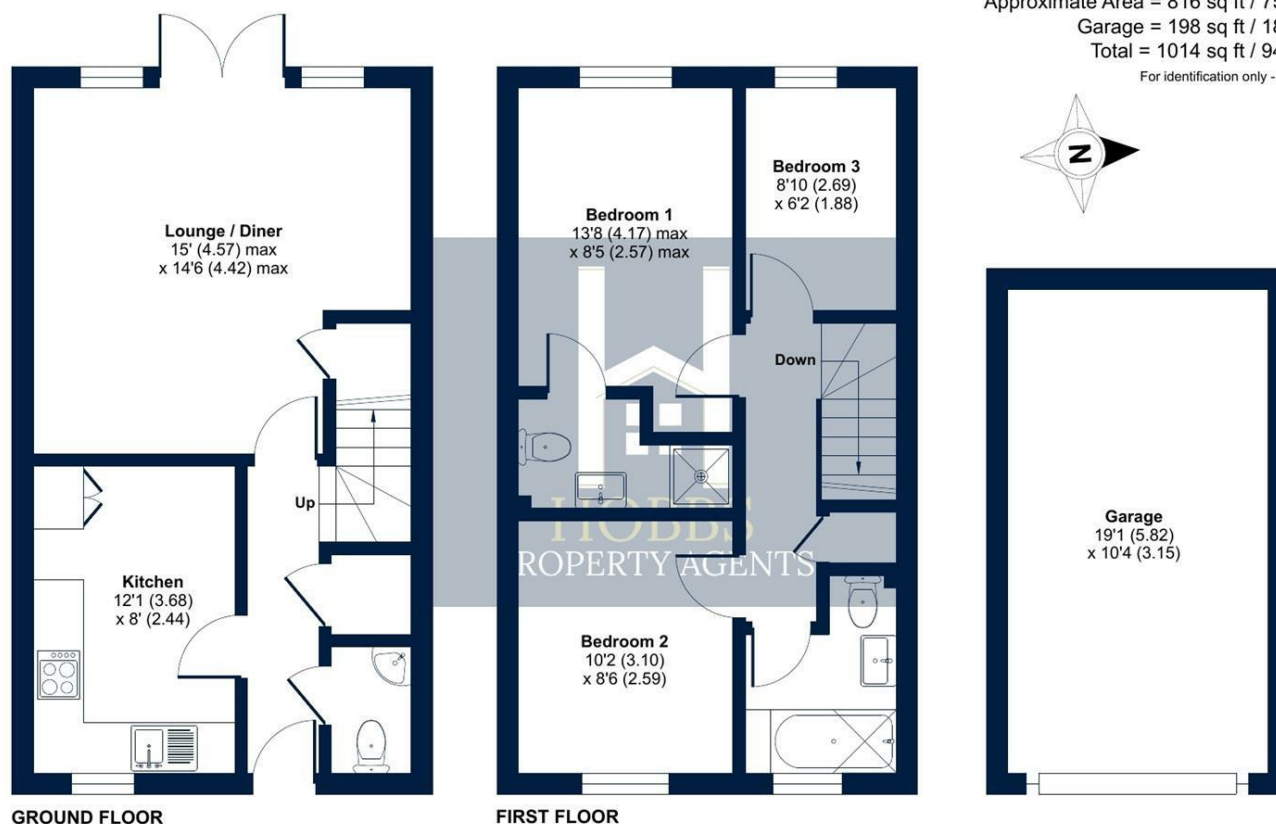
## Clayhill Drive, Yate, BRISTOL, BS37

Approximate Area = 816 sq ft / 75.8 sq m

Garage = 198 sq ft / 18.3 sq m

Total = 1014 sq ft / 94.1 sq m

For identification only - Not to scale



**LOCAL AUTHORITY**  
South Gloucestershire

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
C

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Hobbs Property Agents Limited. REF: 1110130



### OFFICE DETAILS

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