



ASKING PRICE

£525,000

Dryleaze

Brimsham Park, Yate, BS37 7YX

PROPERTY SUMMARY

As you enter, you are welcomed by a spacious hallway leading to a charming living room featuring a large bay window, allowing plenty of natural light. The heart of the home is the open-plan kitchen, diner, and family room, providing a versatile space for cooking, dining, and relaxing. This area leads to a practical utility room and extends to a conservatory, which serves as a third reception room, ideal for entertaining or as a quiet retreat. The ground floor also includes a convenient cloakroom and there is access into a storage space (formerly part of the original garage).

Upstairs, there are four well-proportioned bedrooms, with the principal bedroom benefitting from an en-suite shower room and two built in wardrobes. There are two further double bedrooms with built in wardrobes/storage, a generous single and the family bathroom. Access to the loft is found on the landing.

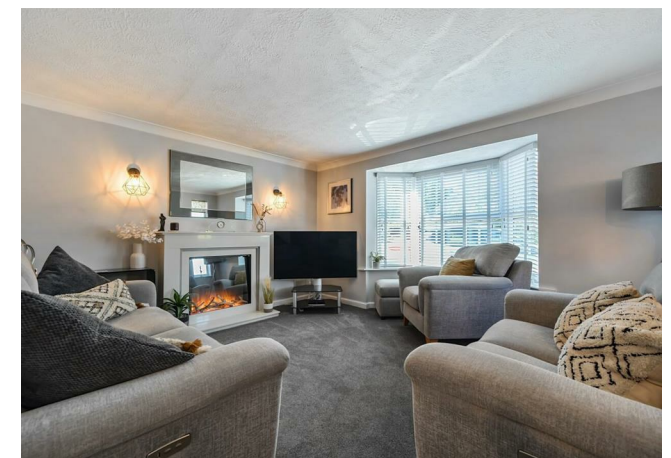
Outside, the well-maintained rear garden features a patio area, perfect for outdoor dining, and a pergola with a sitting area, offering a tranquil space to unwind. A spacious lawn provides a fantastic space for the children to play and there is side access to the front where a driveway offers off road parking and access into the storage room.

The property is situated within the popular Dryleaze in Brimsham Park, North Yate. Within walking distance are two convenience stores, a public house, vets, hairdressers and many parks / walks. The popular Brimsham Green Secondary School is only moments away and the property is also within the catchment of Chipping Sodbury / Yate International Academy Schools. The town of Yate is situated to the North of Bristol and approximately 11.3 miles from the city centre. Yate has fantastic amenities with a large Shopping Centre, Leisure Centre, two further gyms, restaurants and cafes. There are several choices for Primary and Secondary Schools within the town along with plenty of parks, playgrounds and green space. Yate has a Train Station and Bus Centre providing good access into Bristol and Bath City Centres along with a direct service to Southmead Hospital. Chipping Sodbury is also only moments away and boasts its Historic High Street with a range of shops, pubs, cafes and a centrally located Waitrose Store.

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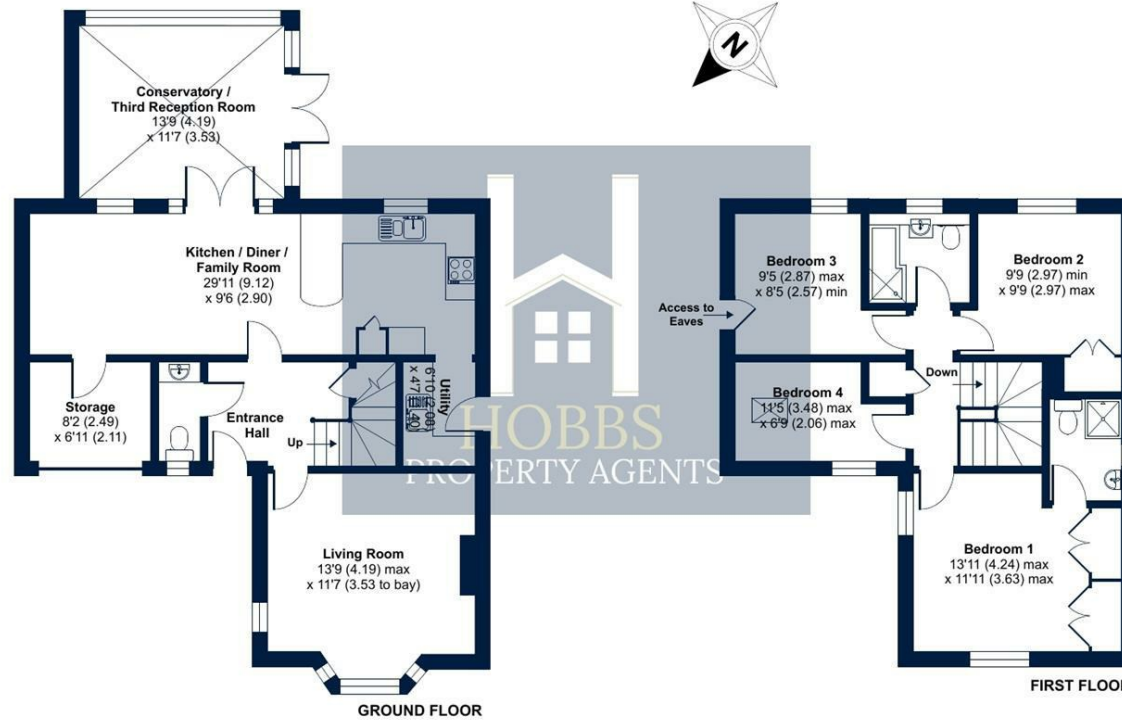




Dryleaze, Yate, Bristol, BS37

Approximate Area = 1477 sq ft / 137.2 sq m (includes garage)

For identification only - Not to scale



LOCAL AUTHORITY
South Gloucestershire

TENURE
Freehold

COUNCIL TAX BAND
E

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B		71	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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). © ncthemcom 2024. Produced for Hobbs Property Agents Limited. REF: 1149580



OFFICE DETAILS

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