



22 Canterbury Close, North Yate  
BS37 5TJ



# 22 Canterbury Close

North Yate, BS37 5TJ

## FOR SALE

### 4 Bed Detached House

- Detached
- Cul De Sac Location
- Open Plan Living
- Updated to a High Standard
- Kitchen / Dining Room
- Two Reception Rooms
- Conservatory
- Cloakroom / WC
- Master Suite with Mezzanine Level, Shower Room
- Garden & Parking



Hartley House, Badminton Road, Old Sodbury  
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### Description

A stunning 4 bedroom detached property. Updated by its current owner to a very high, luxurious standard. Downstairs has been arranged to offer open plan living and flows perfectly to suit the modern day life style. Offering an opulent finish, this property will not disappoint and has to be viewed to be appreciated.

Situated in a desirable location. Canterbury Close is conveniently located for Yate Shopping Centre, Leisure Centre and the new Riverside Development. Just a level walking distance to the town crossing neighboring open green areas and the Frome Valley Walkway, a footpath runs alongside the River Frome. The Market Town of Chipping Sodbury is a stone's throw away with its selection of restaurants, cafes, boutiques and public Houses. There are excellent road/rail facilities and the M4 Junction 18 is approximately 5.8 miles away.

### Accommodation

Prepare yourself for a wonderful surprise upon entering this unique 'WOW' factor property. The downstairs layout is mostly open plan offering a light, spacious and modern feel. From the entrance/hallway you enter into the lounge which has solid oak flooring and modern touches i.e feature vertical radiators and an electric fire place/surround. Leading off the lounge you have a handy study/reception room (formerly an integral garage) and a rather glamorous cloakroom/WC. The kitchen/dining room is fitted with a range of wall and base units with granite work surface over (incorporating the sink/drain), space for a large range oven and various integrated appliances. From the dining area there are a few steps down to the conservatory overlooking the attractive low maintenance garden. Off the kitchen you will also find a handy utility room with back door leading to the garden.

The stairs rising from the dining room lead to the first floor landing. This property had 4 bedrooms, it has a Master Suite which comprises of a stunning Master bedroom with exposed wooden stairs leading to a galleried mezzanine level – this could also be a perfect hideaway for a teenager / dependent relative. The Master suite also offers a tasteful shower room with luxurious fittings and granite finish and the 4th double bedroom is currently being used as a dressing room. The family bathroom has a white suite, with shower over bath and granite finish.

### Outside

Driveway parking to the front and side gate access leading to the rear garden. The low maintenance garden is enclosed by brick walling and a wooden fence, offering a patio area with various seating / socializing / entertaining options.

### Services

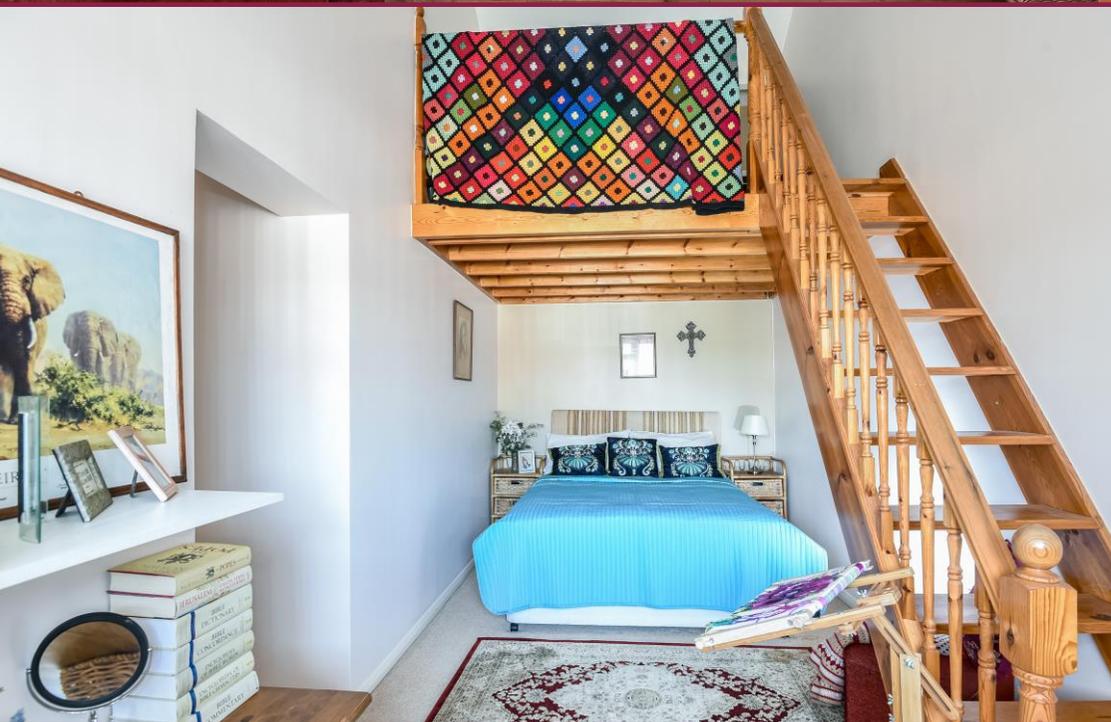
Mains electricity, gas and mains drainage.

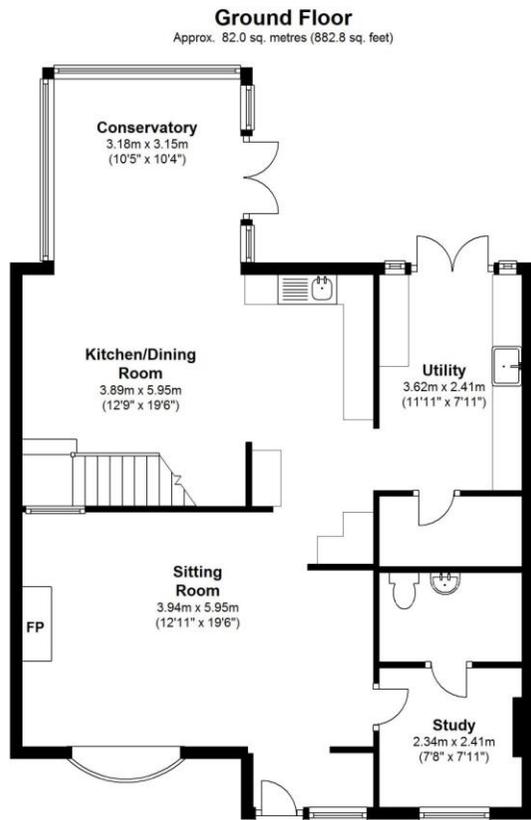
### Local Authority

South Gloucestershire Council 01454 868686  
Council Tax band D

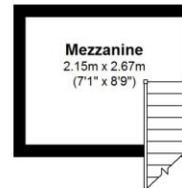
### Directions

Canterbury Close is a turning off Church Road, Yate. Upon entering Canterbury Close, turn left at the junction, 22 Canterbury Close can be found in the next cul de sac to the right.



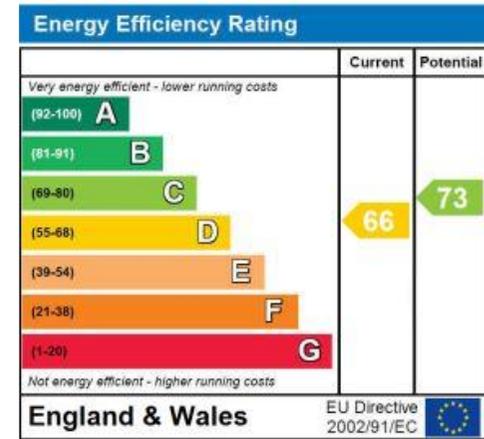


**Mezzanine**  
Approx. 5.8 sq. metres ( 62.0 sq. feet)



Total area: approx. 156.5 sq. metres (1684.9 sq. feet)

This plan is for illustrative purposes only and is not to scale.  
Plan produced using PlanUp.



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