



17 Turnpike Close

Yate, Bristol, South Gloucestershire, BS37 4JF



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A beautifully presented home offering an exceptional blend of generous living space, well-appointed bedrooms, quality finishes and an enviable central location.

- Extended Four-Bedroom Home
- Detached Property
- Kitchen / Dining / Family Room
- Kitchen with Island and Bi-fold Doors
- Utility Room
- Four Double Bedrooms
- Principal Bedroom with Ensuite
- Enclosed Rear Garden
- Garage & Parking
- Convenient Location

Guide Price
£550,000

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Description

Behind its understated façade lies an exceptional and deceptively spacious detached home. Tucked away in a quiet cul-de-sac in the heart of Yate, this beautifully presented four double bedroom property has been thoughtfully extended and finished to a high standard. Offering generous, versatile living space with a stylish finish, it is perfectly suited to modern family living in this sought-after central location.

Situation

Ideally positioned in the heart of Yate, this property enjoys easy access to a wide range of local amenities, including shops, supermarkets, cafés, restaurants and leisure facilities. The popular Yate Shopping Centre, excellent primary and secondary schools, and scenic countryside walks are all within easy reach. For commuters, Yate railway station provides direct services to Bristol and Gloucester, while the nearby M4 and M5 motorway networks offer convenient access across the Southwest and beyond. Combining excellent connectivity with a strong sense of community, Yate remains one of South Gloucestershire's most sought-after locations for families and professionals.

Accommodation

The well-planned accommodation begins with a welcoming entrance hall, providing an inviting introduction to this impressive family home and offering access to the principal living areas. The comfortable sitting room provides a relaxing retreat, while a separate utility room and cloakroom / WC add practicality and convenience for family life.

Undoubtedly the heart of the home is the exceptional open-plan kitchen, dining and family room, thoughtfully designed as a superb social space. Beautifully appointed, the room features a stylish shaker style fitted kitchen with a central island, creating a natural focal point and affording informal seating. A striking roof lantern floods the space with natural light, enhancing the sense of height and openness, while bi-fold doors open onto the rear garden, allowing a seamless connection between the indoor and outdoor living areas.

To the first floor, the property continues to impress with four generous double bedrooms, offering excellent flexibility for family living, guests or home working. The principal bedroom benefits from fitted wardrobes and a stylish modern en-suite shower room, complete with a contemporary walk-in shower

and quality fittings. The remaining bedrooms are served by a family bathroom.

Outside

Outside, the fully enclosed rear garden has been finished with composite decking and a level lawn, providing a private and versatile space connected to the property by bi-fold doors.

To the front of the home, a private driveway offers parking for two vehicles, there is an electric vehicle (EV) charging point and an integral single garage.

Tenure

Freehold.

Local Authority

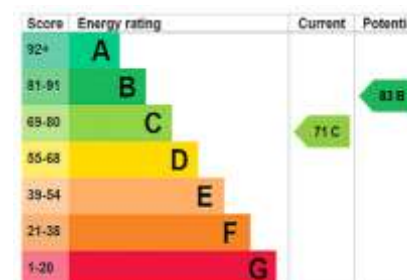
South Gloucestershire Council, Council Tax Band D.
EPC C rating.

Services

The property is served by gas central heating. Mains electricity, water and drainage.

Ref: WER260086

Date: 7th July 2026



PLANS AND PARTICULARS

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WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.



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Approximate Area = 1393 sq ft / 129.4 sq m

Garage = 130 sq ft / 12.1 sq m

Total = 1523 sq ft / 141.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © davidjames 2020. Produced for DJ&P Limited. RCF: 1488200