



32 Quedgeley, Yate, Bristol

- Four Bedroom Detached House
 - Downstairs Cloakroom
- Modern Well Fitted Kitchen Diner
- Fine Sized Rear Garden with Off Road Parking
- Hall 13'2" x 8'9"
 - Lounge
- Bathroom with Separate Shower
- Views to Westerleigh Common

£400,000

HUNTERS[®]
HERE TO GET *you* THERE

ENTRANCE HALL

13'2" x 8'9"

Double glazed door, understairs cupboard, radiator.

DOWNSTAIRS CLOAKROOM

Double glazed window, WC, wash hand basin, radiator.

LOUNGE

15'7" x 12'8"

Double glazed window with views across Westerleigh Road to Westerleigh Common, feature fire place with electric fire, radiator.

KITCHEN/DINER

21'10" x 10'2" - 11'2" max

Double glazed window to rear, range of wall and base units, work surfaces, one and a half bowl single drainer sink unit, built in electric oven, electric hob, integral fridge/freezer, dishwasher, gas boiler, two radiators, double glazed door to side, double glazed sliding door to rear garden.

LANDING

Double glazed window to side, access to loft space.

BEDROOM ONE

14'10" (to inside of wardrobes) x 10'0"

Double glazed window to rear, fitted wardrobes, radiator.

BEDROOM TWO

11'0" x 9'11"

Double glazed window with views to Westerleigh Common, radiator.

BEDROOM THREE

11'7" x 6'7"

Double glazed window with views to Westerleigh Common, radiator.

BEDROOM FOUR

11'6" x 6'9"

Double glazed window overlooking rear, radiator.

BATHROOM

Double glazed window, Shower cubicle, bath, pedestal wash hand basin, WC, heated towel rail, tiled.

FRONT GARDEN

Front garden of bushes trees, bark and gravel stones.

REAR GARDEN

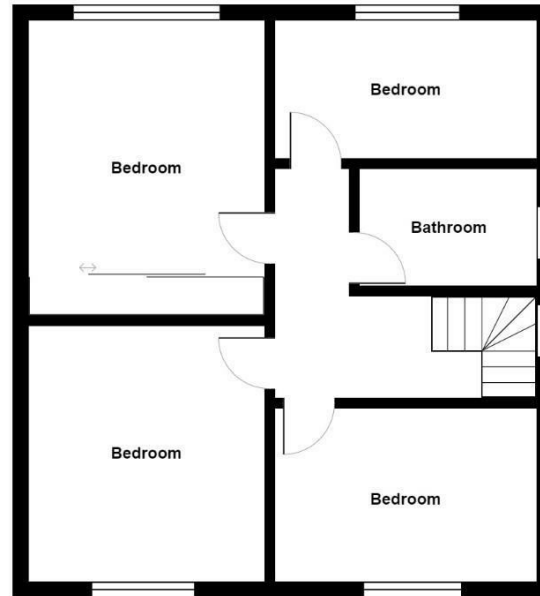
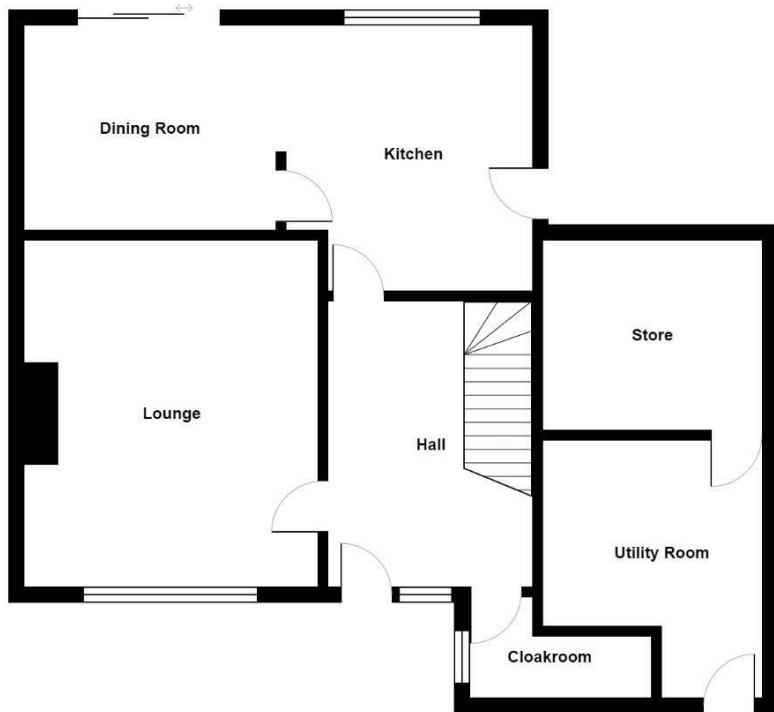
Laid to lawn, decking, block pavier providing driveway within garden.

GARAGE

Currently partitioned to provide a storage area 8'11" x 8'9" and a further area currently used as a utility 8'11" x 8'9" with a range of wall and base units, stainless steel sink unit, space for washing machine, double glazed door to front and garage door to rear.







ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			71
(55-68) D		51	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

Viewing

Please contact our Hunters Yate Office on 01454 313575 if you wish to arrange a viewing appointment for this property or require further information.



80-82 Station Road, Yate, Bristol, BS37 4PH
 Tel: 01454 313575 Email:
yate@hunters.com <https://www.hunters.com>