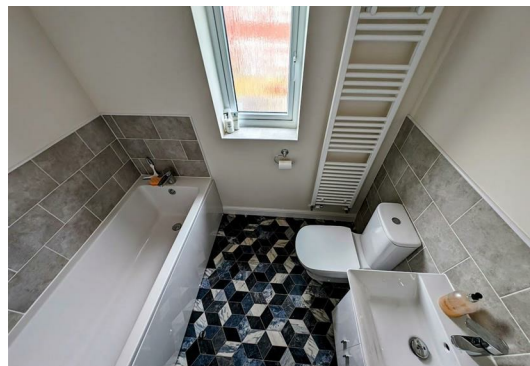


## 6 Turner Road, Yate, Bristol

- Detached Home
- Tucked away Position
- 4 Bedrooms Master Ensuite with Fitted Wardrobes
  - Lounge
- Garage & Driveway
- David Wilson 'The Ingleby'
- Overlooking Green Area
- Kitchen/Diner/Family Room
  - Cloakroom
  - Gardens

**Offers In Excess Of £390,000**

**HUNTERS®**  
HERE TO GET *you* THERE



This very well presented 4 bedroom detached family home overlooking open green area with current regular sight of deer and wildfowl offers light and airy living accommodation. The property briefly comprises, entrance hallway, lounge, kitchen/dining/family room and cloakroom to the ground floor. Upstairs can be found four bedrooms (en-suite to master) all with fitted wardrobes, and white family bathroom. Further benefits include gas central heating, double glazing, gardens to front and rear, garage and off street parking for further two vehicles.



**Entrance Hallway**

Composite door with glazed side panel, stairs to 1st floor, storage cupboard, radiator, wood effect flooring, doors into

**Cloakroom**

Double glazed window to the side, wash hand basin, WC, radiator, vinyl flooring.

**Lounge**

16'1" x 10'2"  
Double glazed full length window to the front, two radiators, TV point, luxury vinyl tile flooring.

**Kitchen/Diner/Family Room**

18'4" x 14'1" narrowing 12'  
Double glazed window and double glazed French doors to the rear, range of high gloss wall, drawer and base units with work surface over with upturns, built in oven and grill, 5 ring gas hob with stainless steel splash back and cooker hood over, stainless steel sink unit with mixer tap over, spaces for dishwasher and fridge/freezer, two radiators, luxury vinyl tile flooring, double cupboard with plumbing for washing machine, space for tumble dryer with work surface over, wall mounted gas boiler with extractor fan.

**First Floor Landing**

Double glazed window to the side, access to loft space, double storage cupboard with radiator, doors into

**Bedroom One**

10'6" to wardrobes x 9'2"  
Double glazed window to the rear, radiator, built in triple wardrobes, TV point, door into.

**En-Suite**

Double glazed window to the side, modern white suite comprising tiled double shower unit, wash hand basin with mixer over, WC, extractor fan, heated towel rail, vinyl flooring.

**Bedroom Two**

9'10" x 9'1"  
Double glazed full length window to the front overlooking green, radiator, built in triple wardrobes.

**Bedroom Three**

9'10" x 7'2"  
Double glazed window to the front overlooking green, radiator, built in wardrobes.

**Bedroom Four**

8'11" x 6'9"  
Double glazed window to the rear, radiator, built in wardrobes.

**Bathroom**

Double glazed window to the side, white suite comprising panelled bath, wash hand basin with mixer tap, WC, extractor fan, heated towel rail, part tiled walls, vinyl flooring.

**Outside**

There is a small lawned area with hedgerow borders and path leading to the front door, overlooking open green area.

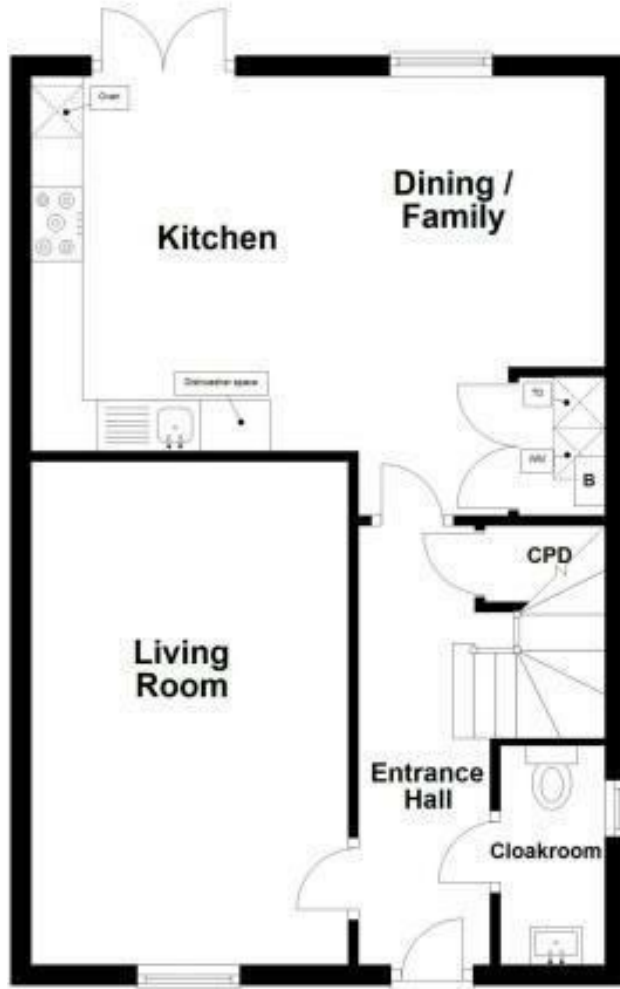
The enclosed rear garden is laid to lawn with small trees, there is gated access leading to the side of the property.

**Garage & Parking**

There is a single garage with up and over door, light and power, with tandem parking to the front for two vehicles.

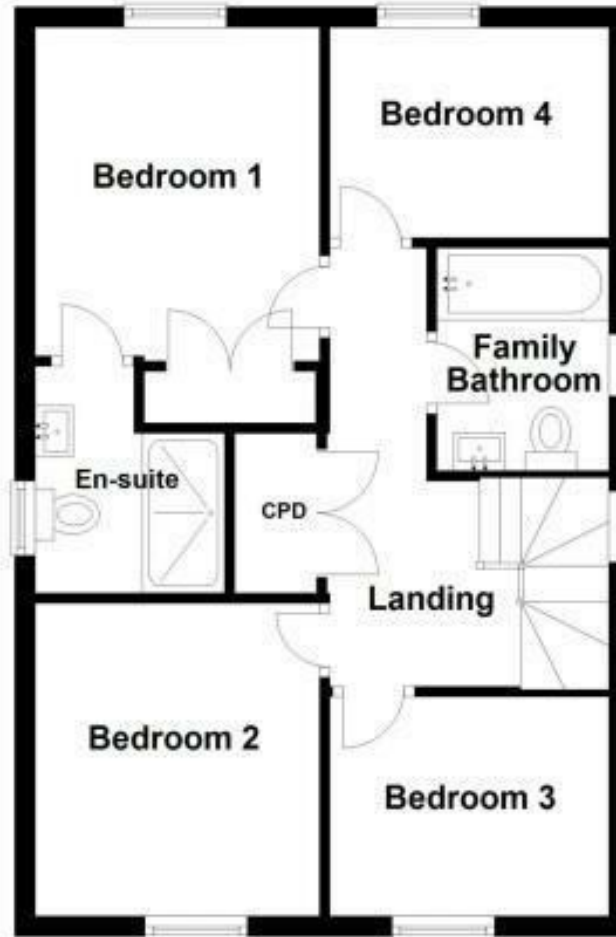
## Ground Floor

Approx. 48.5 sq. metres (522.2 sq. feet)



## First Floor

Approx. 48.5 sq. metres (522.2 sq. feet)



Total area: approx. 97.0 sq. metres (1044.5 sq. feet)

## 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) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>84</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	

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.



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