



14 Plover Close, Yate, Bristol

- Detached House
- Lounge /Diner
 - Cloakroom
- Good Size Garden
- Parking for 3 Vehicles
- 4 Bedrooms
- Kitchen
- Garden Room
- Reception Two (Formally part of the Garage)
 - Gas Central Heating Double Glazed

Offers In Excess Of £400,000

HUNTERS®

HERE TO GET *you* THERE

Entrance Porch

Double glazed door, double glazed window, door into storage area 8'4" x 5'7" (formally part of the garage) with light and power.

Lounge / Diner

20'11" x 10'6"

Double glazed window to the front, stairs to the 1st floor, TV point, two radiators, door into kitchen and double glazed patio door into

Garden Room

15'9" x 9'1"

Double glazed windows to the sides and rear, double glazed French doors opening to the garden, two double glazed Velux windows, wood effect flooring with underfloor heating, TV point.

Kitchen

11'5" x 9'1"

Double glazed window and double glazed door to the rear, range of modern wall, drawer and base units with work surface over, part tiled walls, sink unit with mixer tap over, wall mounted gas boiler, built in electric oven with gas hob and extractor hood over, spaces for fridge/freezer, dishwasher and plumbing for washing machine, radiator, door into,

Outer Hallway (Formally Part of Garage)

11'5" x 6'6"

Under stair storage cupboard, doors into

Cloakroom

White suite comprising, WC wash and basin, part tiled and part wooden panelling.

Reception Two (Former Part of Garage)

8'9" x 8'2"

Double glazed door, radiator.

First Floor Landing

Access to part boarded loft space with ladder and light. Doors into

Bedroom One

11'5" x 10'2"

Double glazed window to the front, radiator, tiled shower cubicle.

Bedroom Two

11'3" x 8'4"

Double glazed window to the front, radiator.

Bedroom Three

9'3" x 6'11"

Double glazed window to the rear, radiator.

Bedroom Four

6'5" x 6'

Double glazed window to the rear, radiator.

Bathroom

9'5" max x 8'1"

Double glazed window to the rear, white suite comprising, panelled bath, double tiled shower cubicle, vanity wash hand basin with work surface over and storage under, concealed cistern WC, tiled walls, wood effect flooring, ceiling spotlights.

Outside

The front is laid to tarmac providing off street parking for three vehicles.

The enclosed larger than average rear garden is laid to lawn with patio area, stones and raised borders with well stocked shrubs and flowers. There is electric point, outside tap and gated access leading to the front.







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		87
(81-91) B		
(69-80) C	73	
(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	

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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