



16 Corbett Close, Yate, Bristol, BS37 7BA

- Executive Detached Property
 - 20ft Lounge
 - Kitchen/Breakfast Room
 - En-Suite Bathroom & 2 Shower Rooms
- Double Garage and Parking for Several Vehicles
- 4 Double Bedrooms
- Dining Room & Study
- Utility & Cloakroom
- Enclosed Private Rear Garden
- Sought After Cul-de-sac Location

Guide Price £560,000

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Entrance Hallway

Double glazed door with matching double glazed side panels to the front, stairs to 1st floor, radiator, doors into

Cloakroom

Double glazed window to the front, white suite comprising, pedestal wash hand basin, WC, radiator, tiled walls and tiled flooring.

Study

9' x 7'10"
Double glazed bay window to the front, radiator.

Lounge

20'10" x 11'8"
Double glazed window and double glazed French doors to the rear, two radiators, TV point, glazed double doors opening into

Dining Room

11'10" x 11'8"
Three double glazed window to the front, radiator, storage cupboard.

Kitchen/Breakfast Room

11'6" x 11'2"
Double glazed window to the rear, range of wall, drawer and base units with work surface over, 1.5 stainless steel sink unit with mixer tap over, part tiled walls, integrated fridge/freezer and dishwasher, built in electric oven with 4 ring gas hob and extractor fan over, tiled floor, radiator, door opening into

Utility Room

7'5" x 4'11"
Double glazed door to the side, base unit with work surface over, stainless steel sink, plumbing for washing machine, space for tumble dryer, wall mounted gas boiler, tiled flooring.

First Floor Landing

Access to part boarded loft space with ladder, radiator, doors into

Bedroom One

14'11" x 11"
Two double glazed windows to the front, two built in double wardrobes with matching dressing table and drawers, radiator, door into

En-Suite Bathroom

7'9" x 5'7"
Double glazed window to the front, white suite comprising, panelled bath with shower over, WC, pedestal wash hand basin, heated towel rail, tiled walls and tiled flooring, extractor fan.

Bedroom Two

12' x 11'5"
Double glazed window to the rear. built in wardrobes with end shelving, radiator, door into

En-Suite Shower Room

8'10" max x 4'7"
Double glazed window to the rear, white suite comprising, tiled shower cubicle, WC, vanity wash hand basin, heated towel rail, tiled walls and tiled flooring, extractor fan.

Bedroom Three

15'10" x 11"
Double glazed window to the rear, radiator.

Bedroom Four

11'3" x 7'7"
Double glazed window to the front, radiator.

Shower Room

6'4" x 5'5"
Double glazed window to the side, modern white suite comprising double walk in shower with rain shower over and separate shower head, pedestal wash hand basin, WC, heated towel rail, tiled to visible wall and floor, extractor fan.

Outside

The front is laid to stones with mature hedging and steps with separate ramp leading to covered porch area.
The private walled enclosed rear garden is mainly laid to lawn with patio area, well stocked shrub, plant and small tree borders, outside tap, gravelled stones to the side garden with gated access to the front and courtesy door leading into the garage

Double Garage

17'9" x 17'2"
The detached double garage has two up and over doors, light and power with rafter storage and courtesy door to the rear garden.
There is a double width driveway to the front providing off street parking .





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			
(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	
		78	84

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.

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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>