



## 4 Plover Close, Yate, Bristol

- Semi Detached House
  - Lounge/Diner
- Double Glazed Conservatory
  - Gas Central Heating
  - Rear Garden
- Entrance Porch
  - Kitchen
- Bathroom with Separate Shower
  - Double Glazing
- Garage and Off Road Parking for 2-3 cars

**Offers Over £305,000**

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



### ENTRANCE HALL

Entrance door, sealed double glazed window, laminate flooring, built in cupboard, radiator.

### LOUNGE/DINER

21'0" x 13'10" max

Double glazed window to front, feature fire place with gas fire, stairs to first floor, radiator, door to storage cupboard 8'1 x 3'9", double glazed sliding door to conservatory.

### KITCHEN

11'4" x 9'9"

Double glazed window to rear, range of wall and base units, stainless steel 1.5 single drainer sink unit with work surfaces over, built in electric oven and gas hob, space for fridge and space for washing machine and dishwasher, Worcester gas boiler, radiator.

### CONSERVATORY

10'3" x 9'10"

Double glazed with double glazed doors to rear garden.

### First Floor Landing

Access to loft space, storage cupboard with shelving, doors into

### BEDROOM ONE

11'4" x 10'4"

Double glazed window to front, open hanging space, radiator.

### BEDROOM TWO

11'5" x 8'0"

Double glazed window to front, built in single wardrobe, radiator.

### BEDROOM THREE

10'2" - 6'7" x 9'3" - 6'1"

Double glazed window to rear, radiator.

### BATHROOM

Double glazed window to rear, bath, vanity wash hand basin, shower cubicle, inset ceiling lights, heated towel rail.

### SEPARATE WC

Double glazed window to rear, wall mounted wash hand basin, WC, radiator.

### FRONT GARDEN

Laid to tarmac providing off road parking for 3 vehicles, with slate gravel border.

### REAR GARDEN

Laid to lawn with patio, shrub border, garden shed, gated access to the front.

### GARAGE

14'4" x 8'0"

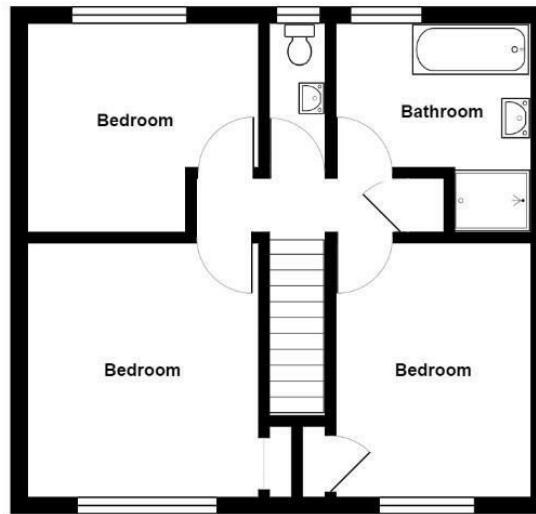
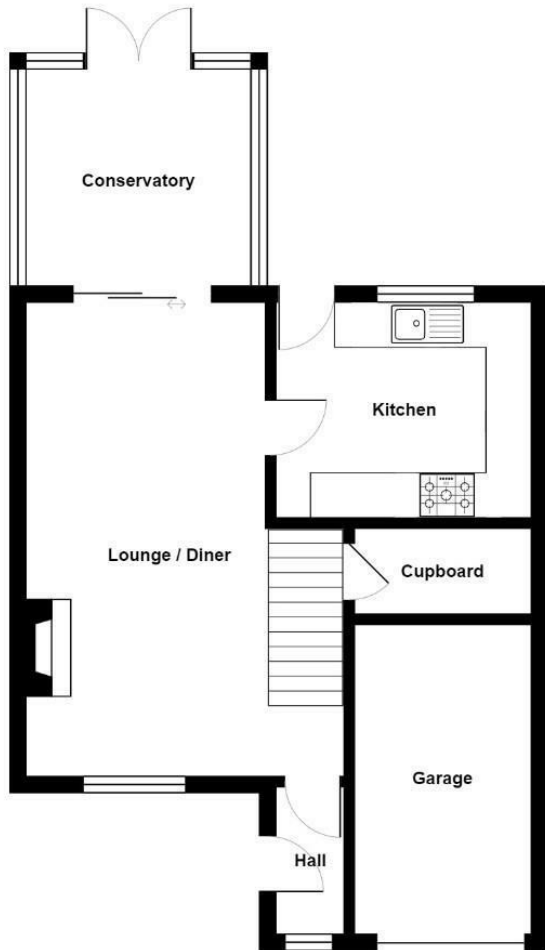
Single up and over door, (for a smaller vehicle ), light and power.











## 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			84
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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.



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