



11 Kent Avenue, Yate, Bristol, BS37 7RY

- Sought After Cul De Sac Location
 - Pretty Gardens to Front & Rear
- Modern fitted Kitchen/Breakfast/Family Room
 - 4 Bedrooms (Master Ensuite)
 - Very Well Presented
- Extended Detached House
- Lounge separate Dining Room
- Cloakroom & Study Cupboard
 - Modern White Bathroom
 - Garage & Parking

Guide Price £525,000

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HERE TO GET *you* THERE

Porch
Double glazed door with matching double glazed side panels to the front, double glazed windows to both sides, tiled flooring, radiator, multi paned door into

Entrance Hallway
Stairs to 1st floor with cupboard under, wood effect flooring, radiator, doors into

Cloakroom
White suite comprising, concealed cistern WC with work surface over, wash hand basin with mixer tap and tiled splashback, extractor fan, tiled flooring.

Study Cupboard
6'1" x 3'2"
Double glazed window to the side, radiator, shelves, Parque flooring.

Lounge
13'9" x 12'1"
Double glazed window to the front, TV point, wood effect flooring, radiator, multi paned French doors opening into

Dining Room
10'9" x 8'11"
Double glazed French doors to the rear, radiator, wood effect flooring, door into

Kitchen/Breakfast/Family Room
20'7" x 11'8" max
Double glazed window and double glazed French doors to the rear, range of modern wall, drawer and base units with work surface over, 1.5 sink unit with mixer tap, built in electric double oven, induction hob, integrated dishwasher, space for fridge/freezer, break fast bar, extractor, radiator, door into garage.

First Floor Landing
Access to part boarded loft space with ladder and light, airing cupboard housing Worcester gas boiler, doors into

Bedroom one
19'9" max x 10'8"
Double glazed window to the front, radiator, two built in wardrobes, access to part boarded loft space with ladder and light, door into

En-Suite
11'2" x 4'5"
Double glazed window to the rear, white suite comprising tiled shower cubicle, vanity wash hand basin, concealed cistern WC, tiled walls and flooring, heated towel rail, extractor.

Bedroom Two
12' x 9'11"
Double glazed window to the front, radiator, built in wardrobe.

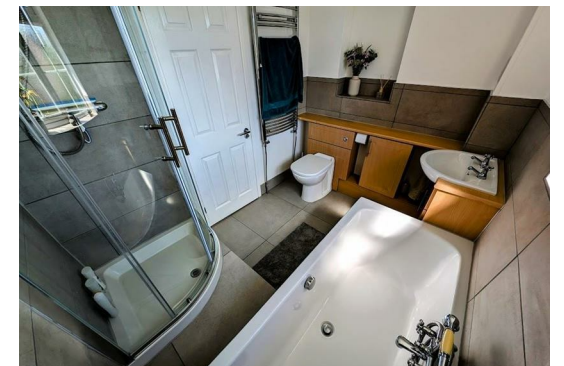
Bedroom Three
10'4" x 9'6"
Double glazed window to the rear, radiator, built in wardrobe.

Bedroom Four
9' x 8'1"
Double glazed window to the front, radiator, built in wardrobe.

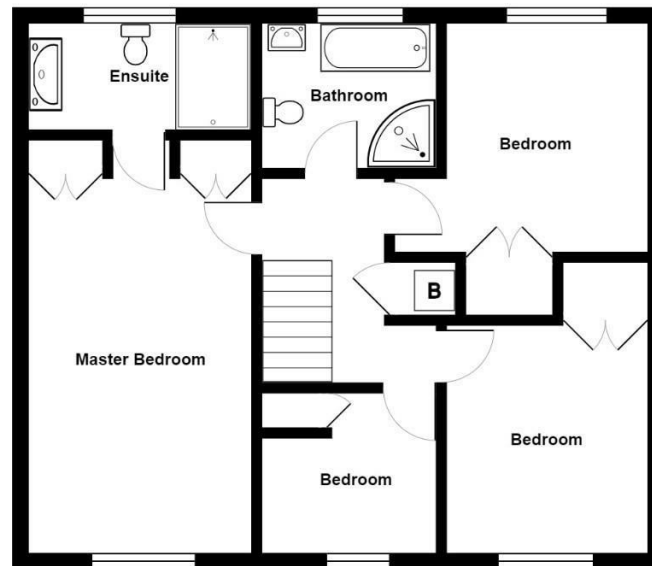
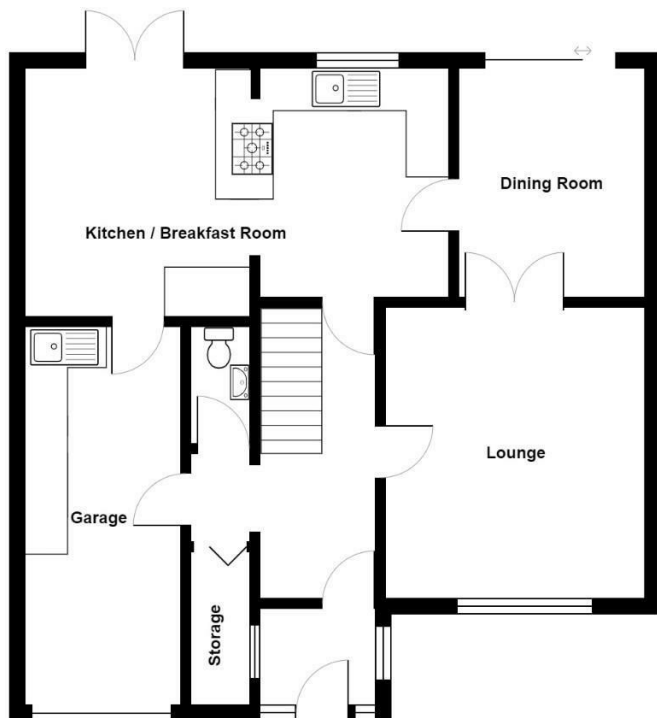
Bathroom
Double glazed window to the rear, white suite comprising tiled bath with shower extension to mixer tap, separate tiled shower cubicle, concealed cistern WC, with storage cupboard work surface over, vanity wash hand basin with mixer tap, heated towel rail, part tiled walls and tiled flooring.

Outside
The front garden is laid to lawn with mature shrubs. The enclosed walled rear garden is laid to lawn with stones and pergola seating area, patio area, outside tap and electrics, gated access to the side and large shed to the side of the property.

Garage
17'11" x 7'10"
Electric roller door to the front, light and power, (currently used as utility and storage area, range of wall and base units with stainless steel sink unit, plumbing for washing machine, space for tumble dryer, radiator, courtesy doors into hallway and further door into kitchen/family room.
There is a block paved driveway providing off street parking for two vehicles.








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	77	84
(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 	

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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