



38 Windsor Drive, Yate, Bristol, BS37 5DU

- Extended Semi Detached House
 - Kitchen/Diner
 - Shower Room & Bathroom
- Outbuilding (currently used as a bar area with attached shed)
 - Parking for 6-8 Vehicles
- Lounge
 - 4 bedrooms
- Gas Central Heating Double Glazed
 - 22' x 10' Garage
- Viewing Strongly Advised

£350,000



This extended semi detached family home offers great living accommodation. Briefly comprising entrance hallway, lounge, kitchen/diner, bedroom (currently used as play room) with ensuite shower room, to the ground floor. Upstairs can be found three further bedrooms and white family bathroom. Further benefits include, gas central heating, double glazing, enclosed rear garden with 10' outbuilding (currently used as a bar), 22' garage with parking to the rear for a further two vehicles, and parking to the front of the property for multiply vehicles. This property is sure to create much interest and an early internal inspection is strongly advised.



Entrance Hallway

Double glazed door and matching double glazed side panel, wood effect flooring, stairs to 1st floor, doors into

Lounge

17'11" x 11'8" - 10'2"

Double glazed window to the front, double glazed French doors to the rear, two radiators, TV point.

Kitchen/Diner

17'11" x 10'2"

Double glazed window to the front, double glazed French doors to the rear, range of wall, drawer and base units with work surface over, stainless steel 1.5 sink unit with mixer tap over, part tiled walls, range cooker with 5 ring gas hob, extractor fan over with stainless steel splashback, built in wine rack, kickboard lighting, wall mounted gas boiler, spaces for washing machine, tumble dryer, dishwasher, fridge/freezer, table and chairs, tiled flooring, radiator, under stairs storage, further door into

Bedroom Four (currently used as Playroom)

12'6" x 7'

Double glazed window to the front, radiator, TV point, door into

En-suite Shower Room

7' x 4'10"

Double glazed window to the rear, white suite comprising tiled corner shower cubicle, WC, pedestal wash hand basin, ceiling spotlights, heated towel rail, extractor fan.

First Floor Landing

Double glazed window to the rear, radiator, access to part boarded loft space with ladder and two Velux windows. Doors into

Bedroom One

12'9" max x 10'3"

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

Bedroom Two

11'9" x 9'9"

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

Bedroom Three

9' x 8'

Double glazed window to the rear, radiator.

Bathroom

7'2" x 6'11"

Double glazed window to the side, white suite comprising, panelled bath with shower over, WC, pedestal wash hand basin, heated towel rail, tiled effect flooring, extractor fan.

Outside

The front is laid to stones with pathway leading to the front door, providing off street parking for approx six vehicles. The enclosed rear garden is mainly laid to lawn with stone patio area, decked area, double gated access to the rear.

OutBuilding

10'7" x 10'

Currently used as a bar with light and power and additional storage shed to the side.

Garage

22'7" x 10'9"

Up and over door to the front, courtesy door to the side, electrics, and additional parking to the front 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			83
(69-80) C		71	
(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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