



## 71 Wavell Close, Yate, Bristol

- Extended Semi Detached House
  - Open Plan
- Stunning Kitchen/Dining Area
  - Parking
- Cul De Sac Location
- 3 Bedrooms
- 23' Lounge Area
- Cloakroom and Modern White Bathroom
  - Gardens
- No Upward Chain

**£340,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Welcome to this charming property located in the sought-after area of Wavell Close, Yate, Bristol. This delightful semi-detached house boasts a spacious 936 sq ft of living space, perfect for a growing family or those who love to entertain.

As you step inside, you are greeted by an open plan lounge, offering plenty of space for relaxation and social gatherings.

The highlight of this home is the recently renovated kitchen/diner, a stunning space where you can cook up a storm and enjoy meals with loved ones.

This property features three bedrooms, providing space for a family or for those in need of a home office or guest room. The cloakroom and bathroom offer convenience and comfort for everyday living.

Outside, you will find low maintenance gardens to the front and rear, ideal for enjoying the outdoors without the hassle of extensive upkeep. The cul-de-sac location ensures a peaceful and safe environment for you and your family.

Parking is made easy with the convenience of designated parking space. The best part is this property is available with no chain, making the buying process smooth and hassle-free.

Don't miss out on the opportunity to make this extended semi-detached house your new home. Book a viewing today and envision the possibilities that await in this wonderful property in Yate.



### Entrance Hallway

Double glazed door, radiator, stairs to 1st floor, door into

### Lounge Area

23'9" x 10'6" - 9'7"

Double glazed window to the front, two radiators, walk in storage cupboard, utility cupboard with plumbing for washing machine and shelf for tumble dryer.

### Cloakroom

Double glazed window to the side, white suite comprising, vanity wash hand basin, concealed cistern WC, built in unit housing gas boiler, wood effect flooring, ceiling spotlights, extractor fan.

### Kitchen/Diner

18' x 14'11" - 10'2"

Double glazed window and double glazed patio door opening to the rear, double glazed flat rooflight skylight, range of wall, drawer and base units with work surface over, stainless steel 1.5 sink unit with mixer tap over, built in electric oven and microwave, integrated fridge/freezer. Island with built under units, electric hob over and breakfast bar seating area. Wood effect flooring with under floor heating.

### First Floor Landing

Access to part boarded loft space with ladder, ceiling spotlights, doors into

### Bedroom One

10'5" to wardrobe x 9'1"

Double glazed window to the front, radiator, built in shelved cupboard and built in double wardrobe.

### Bedroom Two

9'5" x 6'8"

Double glazed window to the rear, radiator.

### Bedroom Three

6'10" x 6'7"

Double glazed window to the rear, radiator.

### Bathroom

7'5" x 4'7"

Double glazed window to the side, white suite comprising, panelled bath with shower over, WC, pedestal wash hand basin with mixer tap over, part tiled walls, heated towel rail, ceiling spotlights,

### Outside

The front is laid to stones with small tree boarder and pathway leading to the front door.

There is a driveway to the side of the property providing off street parking with a gate leading to the rear garden.

The enclosed low maintenance rear garden is laid to patio with decked area, garden shed, small tree and plant borders, outside electrics, gated access to the side of the property and further gate leading to the front.



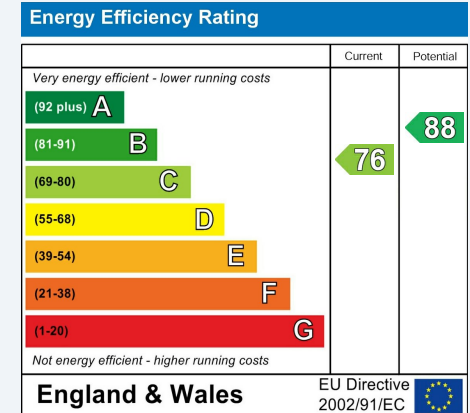
## Viewing

Please contact our Hunters Yate Office on 01454 313575 if you wish to arrange a viewing appointment for this property or require further information.



## 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.



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

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