

# HUNTERS®

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## Littledean

Yate, Bristol, BS37 8UJ

£268,000



This delightful end terrace house, built in 2017, presents a wonderful opportunity for those seeking a modern and comfortable home. Spanning 678 square feet, the property boasts a contemporary design that is both stylish and functional. Upon entering, you are welcomed into a spacious open plan living area that seamlessly combines the kitchen, lounge, and dining space. This layout is perfect for entertaining guests or enjoying family time. The well-fitted kitchen is equipped with modern appliances, making it a joy to cook and dine. Additionally, a convenient downstairs cloakroom enhances the practicality of the ground floor. As you ascend to the first floor, you will find two generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The modern bathroom is tastefully designed, providing a comfortable space for your daily routines. This property is further enhanced by gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year. Outside, you will discover well-maintained gardens that provide a lovely outdoor space for leisure and enjoyment. Off-road parking is also available, adding to the convenience of this lovely home. With its modern features and prime location, this property is ideal for first-time buyers, small families, or those looking to downsize. An internal inspection is highly recommended to fully appreciate the quality and charm this home has to offer. Don't miss the chance to make this delightful property your own!



OPEN PLAN KITCHEN/LOUNGE/DINER 26' 6" x 13' 0" (7.92m 1.83m x 3.96m 0.00m)  
Double glazed door to front, double glazed window to front, range of modern wall and base units, stainless steel single drainer sink unit, work surfaces, built in electric oven and electric hob, cooker hood, integral fridge freezer and dishwasher, washing machine, laminate flooring, radiator, Stairs to first floor with spindle TV point, two further radiators, double glazed French doors to rear garden. Downstairs cloakroom comprising wash hand basin, W/C and heated towel rail.

LANDING  
Access to roof space.

BEDROOM ONE 13' 1" x 10' 9" (3.96m 0.30m x 3.05m 2.74m)  
Double glazed window to rear, radiator.

BEDROOM TWO 13' 1" x 7' 8" (3.96m 0.30m x 2.13m 2.44m)  
Double glazed window to front, radiator.

BATHROOM  
Double glazed window to side, Bath with shower over pedestal wash hand basin, W/C, heated towel rail.

FRONT GARDEN  
Laid mainly to gravel stones.

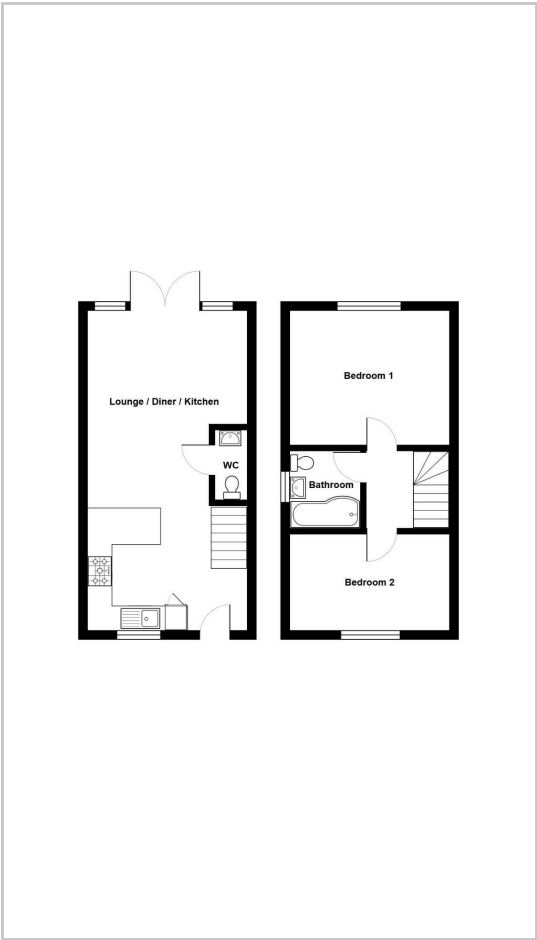
REAR GARDEN  
Artificial grass, decking, garden shed, slate gravel border, garden gate.

OUTSIDE  
Off Road Parking

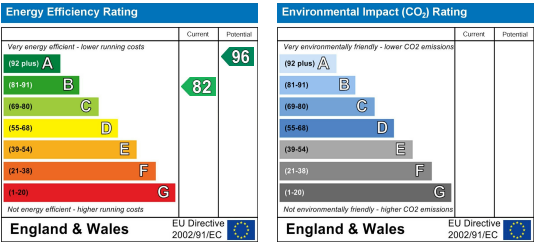
Area Map



Floor Plans



Energy Efficiency Graph



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.