



## 60 Clayfield, Yate, Bristol

- No Upward Chain
- Detached Family House
- Newly Fitted Shower Room
  - Cloakroom
- Southerly Facing Enclosed Garden

- Cul De Sac Location
- 3 Double Bedrooms (Master En-Suite)
  - Kitchen & Utility
- Lounge & Dining Room
- Extensive Parking

**£420,000**

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HERE TO GET *you* THERE

Nestled in the desirable cul-de-sac of Clayfield, Yate, Bristol, this charming detached house offers a perfect blend of comfort and modern living. Built in 1996, the property spans an impressive 1,001 square feet and features a well-designed layout ideal for family life.



Upon entering, you are welcomed by an entrance hall that leads to a convenient cloakroom. The inviting lounge perfect for relaxation, while the separate dining room is ideal for entertaining guests or enjoying family meals. The modern kitchen is equipped with contemporary fittings and adjoins a practical utility room, enhancing the functionality of the home.



This property boasts three generously sized double bedrooms, ensuring ample space for family members or guests. The master bedroom benefits from a modern ensuite, providing a private retreat, while the newly fitted main shower room serves the other bedrooms with style and convenience.



The southerly facing enclosed rear garden is a delightful outdoor space, perfect for enjoying sunny days or hosting barbecues. Additionally, the spacious driveway offers ample parking for multiple vehicles, making it a practical choice for families. The single garage has been partially converted, providing a versatile storage area at the front and additional room at the rear, catering to various needs previously used as a study.



Offered with no upward chain, this property presents an excellent opportunity for those seeking a family home in a sought-after location. With its blend of modern amenities and charming features, this house is sure to appeal to a wide range of buyers. Don't miss the chance to make this delightful property your new home.

### Entrance Hallway

Stairs to 1st floor with cupboard under, radiator, tiled effect flooring, storage cupboard, doors into

### Cloakroom

Double glazed window to the front, white WC, vanity wash hand basin, tiled effect flooring, radiator.

### Lounge

14'11" x 10'4"

Double glazed window to the front, feature fireplace (gas currently capped off) TV point, radiator, wood effect flooring, double doors opening into

### Dining Room

10'4" x 8'8"

Double glazed patio door to the rear, radiator, wood effect flooring, further door into

### Kitchen

13'9" x 8'11"

Double glazed window to the rear, range of wall, drawer and base units with granite worksurface over, 1.5 sink with mixer tap, electric oven, built in microwave, gas hob with extractor hood over, part tiled walls, integrated dishwasher and under counter fridge, breakfast bar, radiator, tiled effect flooring, door into hallway and further door into

### Utility Room

8'7" x 5'10"

Double glazed door to the rear, wall, drawer and base units with work surface over, stainless steel sink unit, plumbing for washing machine, space for fridge/freezer, radiator, door into garage.

### First Floor Landing

Access to part boarded loft space, storage cupboard, doors into

### Bedroom One

12'5" max x 10'6"

Double glazed window to the front, built in wardrobe, storage cupboard, radiator, door into.

### En-Suite

6'10" x 5'6"

Double glazed window to the front, modern white suite comprising corner shower cubicle, vanity wash hand basin, concealed cistern WC, storage cupboards work surface over, radiator. tiled walls, ceiling spotlights.

### Bedroom Two

11'2" - 7'11" x 10'8"

Double glazed window to the rear, radiator.

### Bedroom Three

8'11" x 8'

Double glazed window to the rear, radiator.

### Shower Room

8'2" x 5'7"

Double glazed window to the side, newly fitted white suite comprising walk in double shower, concealed cistern WC, vanity wash hand basin, storage under, tiled to visible wall and tiled flooring, vertical radiator.

### Outside

The front aspect is mainly laid to stones with mature hedge border with large shrub and plant planter with storm porch covering the front door and block paved driveway leading to the garage.\* The front provides off street parking for many vehicles.

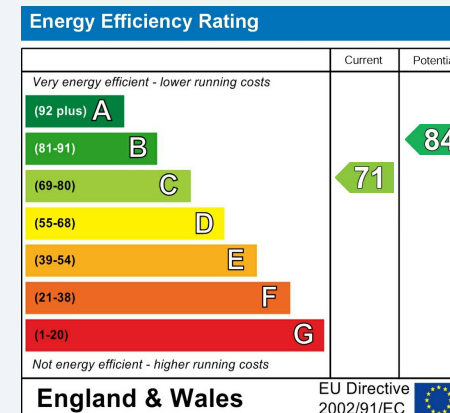
The enclosed southerly facing rear garden is mainly laid to lawn with mature shrubs and hedges, patio area, stones, built bar be que area, garden shed and outside tap with gated access to the front.

### Garage

There is a single garage (currently part converted) with up and over door light and power providing storage to the front 9'1" x 6'10" with door opening into a storage / study area 8'8" x 6'10"

## 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.

### 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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