



17 Cambrian Drive, Yate, Bristol

- Detached Bungalow
 - Lounge Diner
- White Shower Room
- West Facing Enclosed Rear Garden
- Very Well Presented

- 3 Bedrooms
- Modern Fitted Kitchen
 - Cloak Room
- Garage & Parking
- Credit to Current Owners

£400,000

HUNTERS®

HERE TO GET *you* THERE

Nestled in the desirable area of Cambrian Drive, Yate, Bristol, this well-presented detached bungalow offers a perfect blend of comfort and modern living. The property boasts a spacious lounge diner providing ample space for relaxation and entertaining. With three bedrooms, it is ideal for families or those seeking extra room for guests or a home office.

The modern fitted kitchen is a highlight, designed to cater to all your culinary needs, while the contemporary shower room and cloakroom add to the convenience of daily living. The bungalow benefits from gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year.

Step outside to discover beautifully landscaped, low-maintenance gardens that face west, perfect for enjoying the afternoon sun. The property also features a remote-controlled garage door, providing secure parking, along with additional parking space at the front for your convenience.

Situated in a sought-after location, this bungalow is close to local amenities, making it an excellent choice for those who appreciate both tranquillity and accessibility. This charming home is not just a property; it is a lifestyle waiting to be embraced. Don't miss the opportunity to make this delightful bungalow your own.



Entrance Hallway

Double glazed door, radiator, doors into

Cloakroom

Double glazed window to the rear, white suite comprising, low level WC, vanity wash hand basin, part tiled walls, tiled floor, heated towel rail, ceiling spotlights.

Lounge/Diner

23'1" x 11'4"

Double glazed window to the side, double glazed French doors to the rear, two radiators, TV point,, coving, door to inner hallway.

Kitchen

9'7" x 7'5"

Double glazed window to the front, range of wall, drawer and base units with work surface over and under lighting, sink unit with mixer tap, part tiled walls, built in electric split oven with electric hob and extractor fan over, integrated appliances to include under counter fridge, freezer and washing machine, cupboard housing gas boiler.

Inner Hallway

Access to part boarded loft with ladder, airing cupboard housing pressurised tank, doors into

Bedroom One

10'10" to wardrobes x 9'7"

Double glazed window to the front, radiator, built in wardrobes to one wall.

Bedroom Two

9'8" x 8'1"

Double glazed window to the front, radiator, built in wardrobes and over head storage.

Bedroom Three

10.5" x 7'4"

Double glazed window to the rear, radiator.

Shower Room

6'8" x 5'5"

Double glazed window, modern white suite comprising walk in shower with rain shower over, WC, wash hand basin, tiled walls, tiled flooring, heated towel rail, ceiling spotlights, extractor fan.

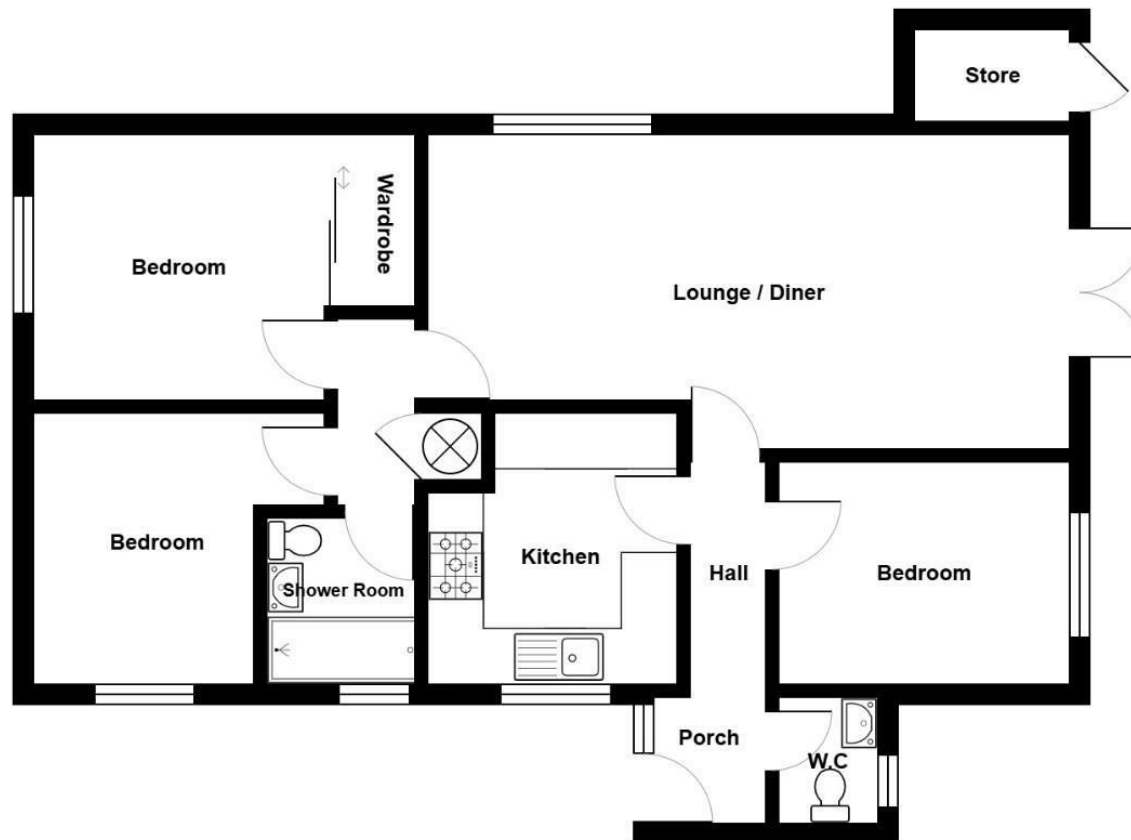
Outside

The front has block paved pathway leading to the front door, outside tap, with raised stone borders and to the side, further stones with block paved patio.

The enclosed low maintenance westerly facing rear garden is laid to artificial grass, with patio areas, remote awning, shrub borders, built in side to the side, outside tap, double glazed courtesy door into the garage, gated access leading to the front.

Garage


There is a separate garage at the rear of the garden with remote opening door to the front, double glazed courtesy door into the rear garden, wall cabinets with work surface, light and power. There is a driveway to the front with further parking space.



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		87
(81-91) B		
(69-80) C	70	
(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.

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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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