



31 Pear Tree Hey, Yate

- Detached Family House
- 4 Bedrooms (master En-Suite)
- Modern Kitchen/Diner/Family Room
- Study Room & Utility Area
- Detached Garage
- Sought After Cul de Sac Location
- Lounge
- Cloakroom
- Garden
- Driveway for Multiple Vehicles.

£525,000

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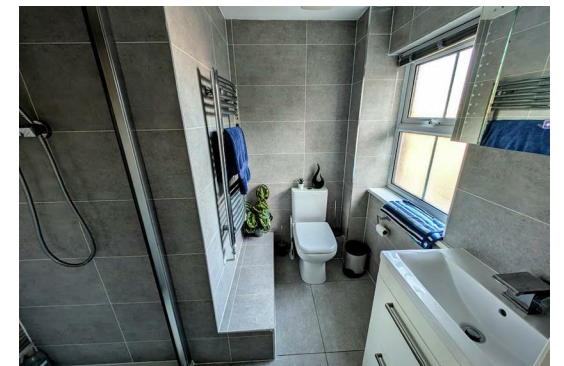
HERE TO GET *you* THERE

Nestled in the desirable cul-de-sac of Pear Tree Hey, Yate, this well-presented detached house of 1,302 Sq ft offers a perfect blend of comfort and modern living. With two reception rooms, this home is ideal for both relaxation and entertaining. The heart of the house is undoubtedly the stunning kitchen and dining family room, which provides a welcoming space for family gatherings and social occasions.

The property boasts four generously sized bedrooms, including a master suite complete with an ensuite shower room, ensuring privacy and convenience. A modern family bathroom serves the remaining bedrooms, providing ample facilities for family and guests alike.

For those who require a dedicated workspace, the study room, accompanied by a utility area and cloakroom, adds to the practicality of this home. The westerly facing enclosed rear garden is a delightful outdoor space, perfect for enjoying the afternoon sun or hosting summer barbecues.

Additionally, the property features a detached garage and a driveway that accommodates many vehicles, making parking a breeze. This charming home is not only well-located but also offers a wonderful lifestyle for families or professionals seeking a peaceful yet connected community. Do not miss the opportunity to make this exceptional property your own.



Entrance Hallway

Composite door with double glazed windows to the front, stairs to 1st floor with storage under, wood effect flooring, doors into

Cloakroom

White low level WC, wash hand basin with tiled splash back, radiator, tiled flooring, extractor fan, ceiling spotlight.

Lounge

16'6" into bay x 10'7"

Double glazed bay window to the front, radiator, TV point, glazed French doors opening into dining area.

Reception Two/Study

10'1" x 7'10"

Double glazed window to the front, wood effect flooring, radiator, ceiling spotlights, door into

Utility Area

8' x 6'

Range of wall and base cupboards with work surface over, stainless steel sink unit with mixer tap, plumbing for washing machine, space for tumble dryer, wood effect flooring, ceiling spotlights.

Kitchen/Diner

25'6" x 8'10"

Double glazed window and double glazed door to the rear, range of wall, drawer and base units with composite quartz work surface over, sink with mixer tap, part tiled splash backs, built in double oven, 5 ring gas hob with extractor hood over, microwave, wine cooler, integrated fridge/freezer and dishwasher, radiator, ceiling spotlights, Tv point, tiled flooring opening into

Family Room

12'2" x 9'2"

Double glazed construction on dwarf wall with two double glazed Velux windows, radiator, tiled flooring, double glazed French doors opening to the rear garden.

First Floor Landing

Access to part boarded loft space with ladder and light, airing cupboard housing Worcester boiler, doors into

Bedroom One

11'8" x 10'7"

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

En-Suite

Double glazed window to the front, white suite

comprising, shower cubicle, vanity wash hand basin, WC, heated towel rail, extractor fan, tiled walls and flooring, ceiling spotlights.

Bedroom Two

11'11" x 8'5"

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

Bedroom Three

9'8" x 9'1"

Double glazed window to the rear, radiator.

Bedroom Four

9'7" x 6'10"

Double glazed window to the rear, radiator.

Bathroom

6'9" x 6'3"

Double glazed window to the rear, white suite comprising, tiled bath with mixer tap and rain shower over, pedestal wash hand basin, WC, heated towel rail, tiled walls and tiled flooring.

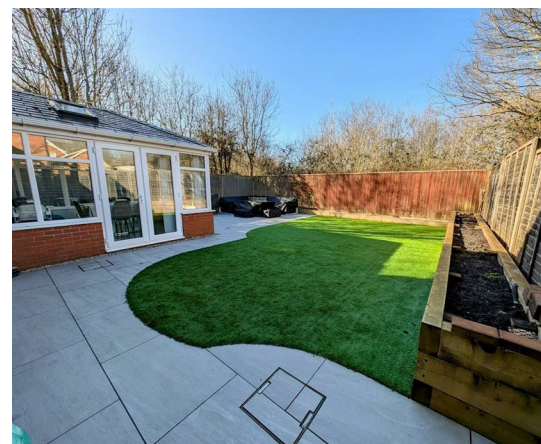
Outside

The enclosed westerly facing enclosed rear garden is laid to artificial grass with patio areas, garden shed, outside tap, raised bed borders, gated access leading to the front.

Garage

There is a detached single garage with up and over door, light, power, outside tap and rafter storage with UPVC courtesy door to the side. The front is laid to block pavers providing off street parking for many vehicles, and EV charger point.

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ENERGY PERFORMANCE CERTIFICATE

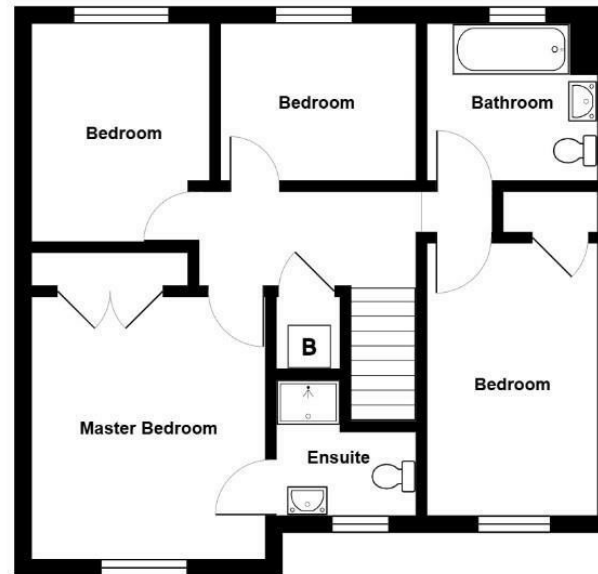
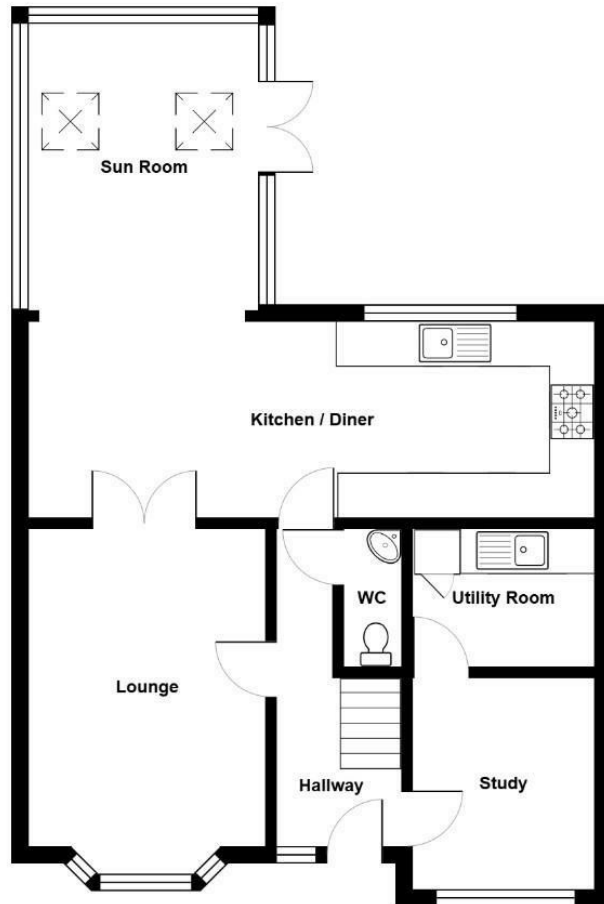
The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	83
England & Wales		EU Directive 2002/91/EC

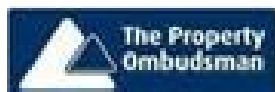
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Viewing

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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