



## 4 Amberley Meadows, Yate, Bristol

- Detached Family Home
- Lounge with Bay Window
- 4 Bedrooms (Master En-suite)
- Southerly Facing Garden
- Viewing Advised
- Stunning Kitchen/Diner/Family Room
- Utility & Cloakroom
- Bathroom
- Garage & Parking For 3 cars

**£525,000**

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Nestled in the desirable Amberley Meadows area of Yate, Bristol, this stunning detached house, built in 2019 by Newland Homes, offers a perfect blend of modern living and comfort. Spanning an impressive 1,356 square feet, this well-presented property features a welcoming entrance hall that leads to a spacious lounge, complete with a charming bay window that invites natural light into the room.

The heart of the home is undoubtedly the exquisite kitchen/diner/family room, designed for both entertaining and everyday living. This area is complemented by a separate utility room, ensuring practicality for busy households. The property boasts four generously sized bedrooms, with the master bedroom benefiting from an ensuite shower room, providing a private retreat. A modern family bathroom, finished in crisp white, serves the remaining bedrooms, ensuring convenience for all.

Gas central heating and double glazing throughout the home enhance comfort and energy efficiency. Families will appreciate the proximity to local schools, making morning routines a breeze. The property also includes a garage and additional parking for 3 cars, a valuable asset in this sought-after area.

Step outside to discover a southerly facing enclosed rear garden, perfect for enjoying sunny afternoons or hosting gatherings with friends and family. This delightful home is ideal for those seeking a contemporary lifestyle in a friendly community. Don't miss the opportunity to make this beautiful property your own.



### Entrance Hallway

Double glazed door, wood effect flooring, radiator, stairs to 1st floor with cupboard under, doors into

### Cloakroom

Double glazed window to the front, white suite comprising WC, wash hand basin with tiled splash back and mixer tap over, wood effect flooring, radiator.

### Lounge

16' x 13'7" into bay

Double glazed bay fronted window to the front, Tv point, two radiators.

### Kitchen/Diner/Family Room

20'9"-12'7" x 16'11"-11'4"

Double glazed windows to the side and rear, double glazed French doors with full length windows to the rear, range of wall and base units with work surface over, stainless steel 1.5 sink unit with mixer tap over, Island with work surface and Breakfast bar with units and drawers under and 5 ring Gas hob with extractor hood over, integrated appliances to include, fridge/freezer, dishwasher and double oven, wood effect flooring, two radiators, door into

### Utility Room

7'11" x 5'3"

Double glazed door to the side, range of wall and base units with work surface over, stainless steel sink with mixer tap over, spaces for washing machine and tumble dryer, wood effect flooring.

### First Floor Landing

Double glazed window to the side, access to part boarded loft space with ladder and light, airing cupboard housing pressurized tank and shelving, further storage cupboard, doors into

### Bedroom One

14'1" - 10'7" x 9'9" to wardrobes

Double glazed window to the rear, feature panelled wall, radiator, two built in double wardrobes, door into

### En-suite

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

### Bedroom Two

15'1" x 10'8" - 8'4"

Double glazed window to the rear, feature panelled wall, built in cupboard with shelving over, radiator.

### Bedroom Three

11'5" x 10'

Double glazed window to the front, radiator.

### Bedroom Four

10'1" x 9' max

Double glazed window to the front, radiator.

### Bathroom

Double glazed window to the side, white suite comprising, panelled bath with shower over, wash hand basin, concealed cistern WC, heated towel rail, part tiled walls, extractor, ceiling spotlights.

### Outside

The front is laid to bark with shrub and small tree with pathway to the front door.

The enclosed southerly facing rear garden is laid to lawn with composite decking area, further pergola decked area, courtesy door into the garage, pathway to the side of the house with gated access to the front and further gated access to the side.

### Garage

20'1" x 9'11"

Single garage with up and over door light, power and rafter storage with courtesy door into the rear garden and tarmac parking to the front for up to 3 vehicles.





Ground Floor




First Floor



## 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) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

**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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