



Church Road,
Yate,
BS37

£550,000

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This extended semi-detached house offers a delightful blend of space and comfort, perfect for family living. Built originally in the late 1930s, the property now boasts an impressive 2,281 square feet of well-designed accommodation that provide ample space for relaxation and entertainment. Upon entering, you are greeted by a welcoming snug that exudes character, complemented by a lounge area ideal for family gatherings leading into a dining area that flows seamlessly into a spacious kitchen breakfast room, making it a perfect hub for culinary enthusiasts. A convenient rear lobby and a downstairs cloakroom and a study add to the practicality of this home. The first floor comprises four generously sized bedrooms. The property is equipped with two bathrooms, one featuring a shower room, ensuring that family life runs smoothly. One of the standout features of this home is the good sized rear garden, providing a tranquil outdoor space for children to play or for hosting summer barbecues. Additionally, the property includes a garage and a driveway that accommodates several vehicles, a rare find in this area. Situated within walking distance to Yate Shopping Centre, this home enjoys a non-estate position, offering both convenience and a sense of community. With gas central heating and double glazing throughout, this property is not only spacious but also energy-efficient. This charming house on Church Road is a wonderful opportunity for those seeking a family home in a desirable location. Don't miss the chance to make it your own.



ENTRANCE HALL

Double glazed door to front, stairs to first floor, understairs cupboard, ornate feature window to side, Victorian style ceramic tiled floor.

SNUG 13'3" x 11'1"

Double glazed bay window to front, open fire place, wood flooring, radiator.

LOUNGE 17'5" x 12'0"

Double glazed window to side, feature fire place with wood burner, engineered wood flooring.

DINING AREA 10'10" x 10'4"

Engineered wood flooring, radiator, single glazed double doors to conservatory.

KITCHEN/BREAKFAST ROOM 18'8" x 11'0"

Double glazed windows to side, Bespoke kitchen, range style oven, cooker hood, tiled splashbacks, quarry terracotta tiled floor, radiators.

REAR LOBBY

Double glazed door to side, laminate flooring.

CLOAKROOM

Wash hand basin and W/C.

FAMILY ROOM/STUDY 11'0" x 9'3"

Double glazed patio doors to rear garden, laminate flooring.

CONSERVATORY 27'0" x 9'4"

Double glazed construction with glass roof, electric fire, double glazed doors to rear garden, laminate flooring, door to

Second set of stairs to landing.

LANDING

Double glazed window to side, wood flooring.

BATHROOM

Double glazed window to front, bath with rain head shower over, vanity wash hand basin, W/C, heated towel radiator.

BEDROOM ONE 13'9" x 10'3"

Double glazed bay window to front, wood flooring, radiator.

BEDROOM TWO 23'5" x 10'11"

Double glazed window to rear, radiator.

BEDROOM FOUR 12'0" x 11'0"

Double glazed window to rear. radiator.

BEDROOM THREE 13'4" x 11'0"

Double glazed window to side, radiator.

SHOWER ROOM

Double glazed window to side, shower cubicle, wash hand basin, W/C.

FRONT GARDEN

Laid to gravel stones.

REAR GARDEN

Large rear garden, laid to lawn with patio and summer house.

GARAGE AND DRIVEWAY

Single garage with pitched roof and personal door to side. Driveway for several vehicles

AML (Anti Money Laundering)

“Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute’s Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted”



Tenure: Freehold
Council Tax Band: C

- Four bedroom Bay Fronted Extended Semi Detached House
- Snug, Lounge, Dining Area
- Study
- Downstairs Cloakroom
- Kitchen/Breakfast Room
- Modern Bathroom Suite, Shower Room
- 27' Double Glazed Conservatory
- Good Sized Garden
- Garage and Driveway for several vehicles
- Non Estate Position

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		
England & Wales	EU Directive 2002/91/EC	73

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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.

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.