



21 Pear Tree Hey, Yate, Bristol

- Well Presented Detached Family Home
 - Stunning Kitchen/Diner
 - 4 Bedrooms (Master En-Suite)
 - Gas Central Heating, Double Glazed
- Garage & Parking with EV Charging Point
- Lounge with Bay Fronted Window
 - Cloakroom
 - Family Bathroom
- Air Conditioning Units in Kitchen and Master Bedroom
- Landscaped Garden

£500,000

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HERE TO GET *you* THERE

Nestled in the charming area of Pear Tree Hey, Yate, Bristol, this well-presented detached family home offers a perfect blend of comfort and modern living. Upon entering, you are greeted by an entrance hallway that leads to a cloakroom and a lounge with bay fronted window, ideal for both relaxation and entertaining guests. The heart of the home is undoubtedly the stunning fitted kitchen/diner, which boasts bifold doors that open seamlessly to the landscaped private garden, creating a wonderful indoor-outdoor living experience.

This delightful property features four good sized bedrooms, including a master complete with an ensuite shower room. The family bathroom is well-appointed, catering to the needs of a busy household.

Additional highlights of this home include gas central heating, double glazing, and air-conditioning units, providing comfort throughout the seasons. The exterior of the property is equally impressive, featuring a beautifully landscaped garden that offers a tranquil retreat, alongside a garage and off-street parking for your convenience.

This property is a true gem, and viewing is strongly advised to fully appreciate all it has to offer. Whether you are looking for a family home or a place to entertain, this house in Pear Tree Hey is sure to meet your needs and exceed your expectations.



Hallway

Composite double glazed door and double glazed window to the front, radiator, stairs to 1st floor, wood effect flooring, doors into

Cloakroom

White WC, vanity wash hand basin with tiled splashback and mixer tap, extractor fan, wood effect flooring.

Lounge

16'2" into bay x 10'7"

Double glazed bay window to the front, storage unit with built in cupboard and shelving, TV point, radiator.

Kitchen/Diner

25'5" x 8'10"

Double glazed window and double glazed bi-folding doors to the rear garden, range of modern wall, drawer and base units with work surface over, 1.5 sink unit with mixer tap incorporating boiling water tap, space for Range cooker with extractor hood over, integrated appliances to include two fridge/freezers, dishwasher, washing machine, wine cooler, kick board heating, space for table and chairs, wood effect flooring, air conditioning unit.

First Floor Landing

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

Bedroom One

12'7" x 10'6"

Double glazed window to the front, built in wardrobes to one wall, air conditioning unit, TV point, radiator. Door into

En-Suite

Double glazed window to the front, white suite comprising tiled shower cubicle, WC, vanity wash hand basin with mixer tap, extractor fan, tiled effect flooring.

Bedroom Two

11'10" x 8'5"

Double glazed window to the front, built in wardrobe, TV point, radiator.

Bedroom Three

9'8" x 9'

Double glazed window to the rear, radiator.

Bedroom Four

9'7" x 6'11"

Double glazed window to the rear, radiator.

Bathroom

Double glazed window to the rear, white suite comprising tiled bath with rain shower attachment to the mixer tap, vanity wash hand basin with mixer tap over and storage under, concealed cistern WC, with work surface over, heated towel rail, extractor fan, part tiled walls.

Outside

The front is laid to artificial grass and back paved driveway providing off street parking for three vehicles with an EV charging point.

The enclosed private rear garden is laid to artificial grass with two patio areas, raised borders with flower and small trees, outside tap, garden shed and gated access leading to the front.

Garage

There is a single integral garage with roller door, light and power.

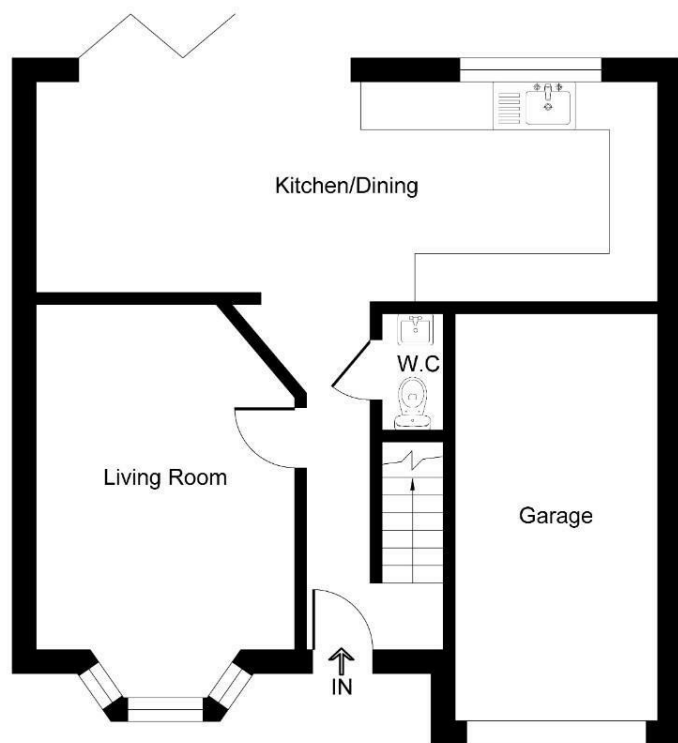
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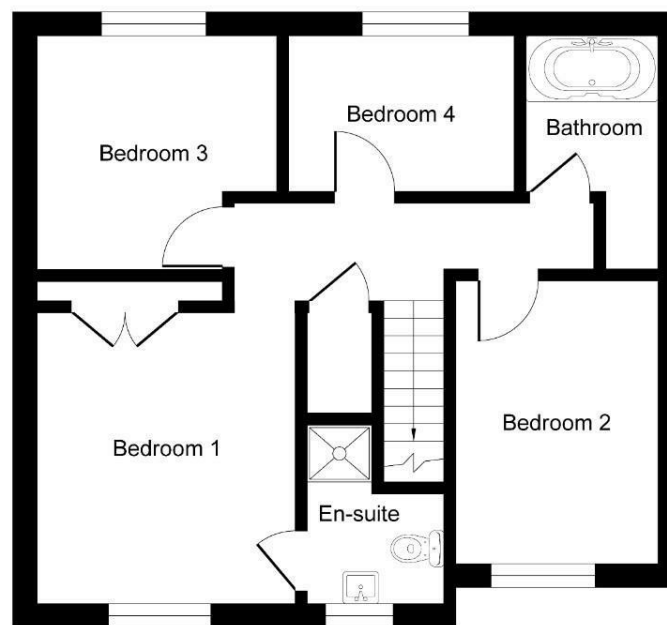
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In accordance with Section 21 of The Estate Agents Act 1979, please note that the vendors of this property are a related as defined by this act and is a person associated with an estate agent.





Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

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		86
(69-80) C	72	
(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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