



28 Walnut Avenue, Yate

- Semi Detached House
- Backing on Ridge Woods
 - Kitchen/Diner
 - 3 Double Bedrooms
- Garage (Used as storage) & Parking
- Sought after Location
 - Lounge
 - Utility & Cloak
- Modern White Bathroom
- Generous Tiered Rear Garden

£385,000

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HERE TO GET *you* THERE

Nestled in the desirable Walnut Avenue, this charming semi detached house offers a perfect blend of comfort and modern living. With two spacious reception rooms, this property is ideal for both relaxation and entertaining. The heart of the home is the well-appointed kitchen/breakfast room, which provides a welcoming space for family meals and gatherings.

The property boasts three generous double bedrooms, ensuring ample space for family or guests. The modern family bathroom is designed with contemporary fixtures, providing a stylish and functional area for daily routines. Additional conveniences include a utility room and a cloakroom, enhancing the practicality of the home.

Gas central heating and double glazing throughout ensure warmth and energy efficiency, making this residence both cosy and economical. The good-sized tiered enclosed rear garden is a delightful outdoor space, backing onto the serene Ridge Woods, perfect for enjoying nature or hosting summer barbecues.

For those with hobbies or needing extra storage, the garage has been thoughtfully converted into a workshop/storage area, while parking is available at the front of the property.

Situated in the popular Ridge Estate, this home borders the vibrant towns of Chipping Sodbury and Yate, offering a wealth of amenities, shops, and recreational facilities nearby. This property is sure to impress and is not to be missed. Whether you are looking for a family home or a peaceful retreat, this delightful house on Walnut Avenue is an excellent choice.



Wooden door into:

HALLWAY

Stairs to the first floor with cupboard under, double glazed window, radiator, doors into.

LOUNGE

17'11" x 14'10"

Double glazed bay window to the front, double glazed window to the side, TV point, two radiators.

KITCHEN

12'5" x 11'1"

Range of drawer, wall and base units with work surface over and under lighting, built in electric double oven, electric hob with extractor hood over, stainless steel double bowl sink unit with mixer tap over, spaces for slimline dishwasher and fridge/freezer, tiled flooring, breakfast bar, TV point, opening into:

DINING AREA

13'3" x 9'9"

Double glazed window and French doors to the rear, with double glazed windows to the rear and side, vaulted beamed ceiling, tiled flooring, remote controlled Velux window, door into:

UTILITY AREA

9'11" x 7'0"

Double glazed door to the rear, remote controlled Velux window, plumbing for automatic washing machine, space for tumble dryer, tiled flooring, beamed ceiling, bi-fold door into:

CLOAKROOM

Concealed cistern WC, wash hand basin, tiled flooring.

FIRST FLOOR LANDING

Double glazed circular window to the side, access to fully boarded loft space with boiler, ladder and light, airing cupboard with shelving, doors into:

BEDROOM ONE

12'1" x 11'3"

Double glazed window to the front, radiator, TV point.

BEDROOM TWO

11'4" x 11'4"

Double glazed window to the rear, built in wardrobes, radiator.

BEDROOM THREE

9'9" x 8'0"

Double glazed window to the front, TV point, coving, radiator.

BATHROOM

Double glazed window to the rear, white suite comprising panelled bath with rain shower and attachment to mixer tap over, concealed cistern WC, vanity wash hand basin, heated towel rail, part tiled walls, wood effect flooring.

OUTSIDE

The front garden is laid to hardstanding with bark chipped shrub border and parking with gated access leading to the rear.

The enclosed larger than average tiered rear garden has raised borders with mature plant and fruit trees, fruit bushes, wood store, garden sheds (one with light and power), greenhouse with thermostat, gated access to Ridgewood nature reserve, large patio area with outside water tap.

GARAGE

16'10" x 9'2"

Separate brick garage currently used as a workshop/storage area with double opening doors and double glazed windows to the rear and side, wash hand basin, light and power.

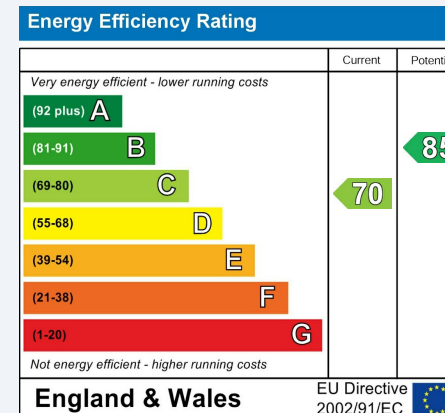
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ENERGY PERFORMANCE CERTIFICATE

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.



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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