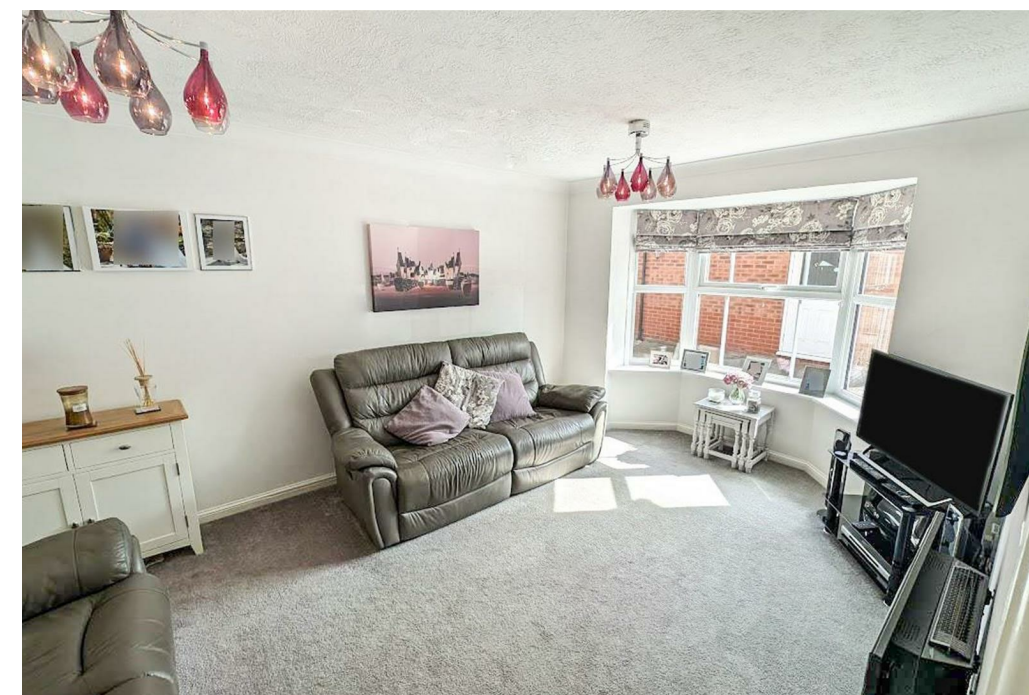
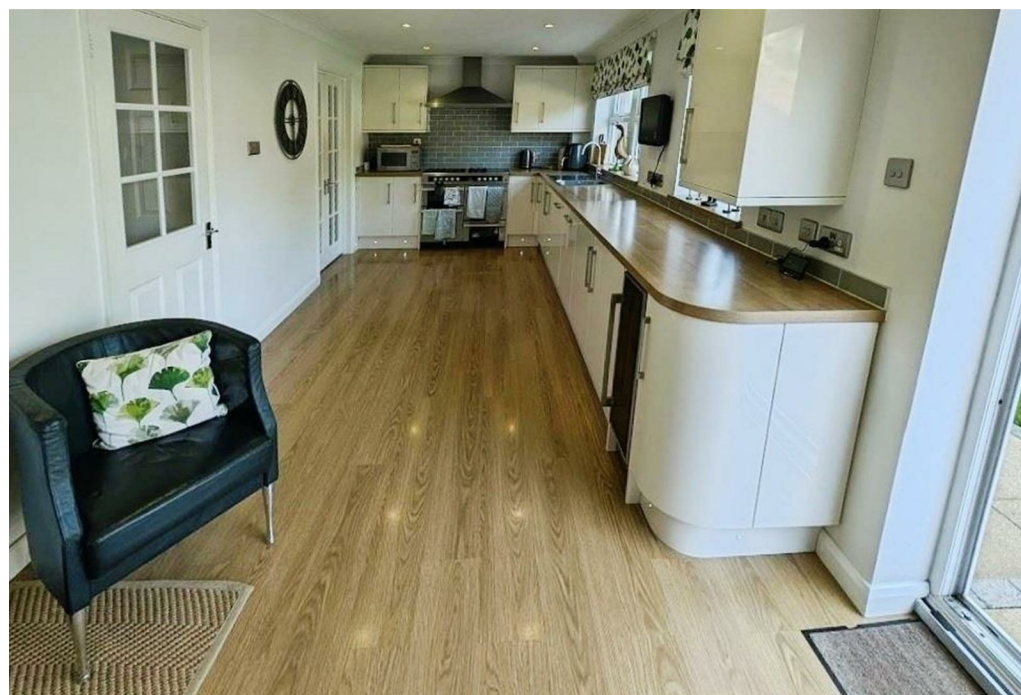




Pear Tree Hey,
Yate,
Bristol,
BS37
£545,000

 4  2  2  C

This well-presented four-bedroom detached house offers a perfect blend of comfort and modern living. Upon entering, you are greeted by an entrance hall that sets the tone for the rest of the home. The property boasts a generous lounge, ideal for relaxation, and a dining room that can also serve as a second reception area, providing ample space for family gatherings and entertaining guests. The stunning, well-fitted kitchen/diner is a true highlight, designed to cater to all your culinary needs while offering a delightful space for family meals. The convenience of a downstairs cloakroom adds to the practicality of this lovely home. Upstairs, you will find four well-proportioned bedrooms, including a master suite with an en suite bathroom, ensuring privacy and comfort. The family bathroom is also well-appointed, catering to the needs of the household. Outside, the property features a fine-sized rear garden, perfect for outdoor activities or simply enjoying the fresh air. The double garage provides secure parking and additional storage, while off-road parking for several vehicles ensures that you and your guests will never be short of space. With gas central heating and double glazing throughout, this home is not only stylish but also energy-efficient. This delightful property is an excellent opportunity for families seeking a spacious and well-equipped home in a desirable location. Don't miss the chance to make this house your new home.



ENTRANCE HALL

Double glazed door, double glazed screen, radiator.

DOWNSTAIRS CLOAKROOM

Wall mounted wash hand basin, W/C, laminate flooring, extractor fan, radiator.

LOUNGE 16'1" (into bay) x 10'6"

Double glazed bay window, wall mounted electric fire, radiator.

DINING ROOM 16'5" x 8'0"

Double glazed window to front, radiator.

KITCHEN/DINER 25'5" x 8'10"

Double glazed windows to rear, range of modern wall and base units, work surfaces, single drainer sink unit, Howdens Leisure range oven, cooker hood, integral fridge/freezer, dishwasher and washing machine, under lighting, inset ceiling lighting, laminate flooring, bi folding doors to rear garden.

LANDING

Access to loft space, cupboard housing Worcester gas boiler.

BEDROOM ONE 13'7" (to inside of wardrobes) x 10'6"

Double glazed window to front, built in double wardrobe, radiator.

EN SUITE

Double glazed window to front, shower cubicle, pedestal wash hand basin, W/C, fitted cupboards, tiled walls and floor, shaver point, extractor fan, radiator.

BEDROOM TWO 11'10" x 8'5"

Double glazed window to front, built in single wardrobe, radiator.

BEDROOM THREE 9'9" x 9'0"

Double glazed window to rear, radiator.

BEDROOM FOUR 9'6" x 6'11"

Double glazed window to rear, radiator.

BATHROOM

Double glazed frosted window to rear, bath with shower attachment, vanity wash hand basin, W/C, laminate flooring, inset ceiling lights, tiled walls, heated towel rail.

FRONT GARDEN

Laid to block pavier off road parking for several vehicles, shrub border.

SIDE GARDEN

Paved to side, raised border.

REAR GARDEN

Laid to lawn, decking, patio, borders.

DOUBLE GARAGE

Double garage with pitched roof, personal door.

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”

DISCLAIMER

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.

Tenure: Freehold
Council Tax Band: D

- Well Presented Four Bedroom Detached House
- Entrance Hall
- Downstairs Cloakroom
- Lounge
- Dining Room/2nd Reception
- Stunning Well Fitted Kitchen/Diner
- En Suite
- Gas Central Heating, Double Glazing
- Fine Sized Rear Garden
- Double Garage with Off Road Parking For Several vehicles



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	

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.