



5 Amberley Gardens, Yate BS37

- Built by Newland Homes
- Close to Schools & Local Amenities
- 3 Good Sized Bedrooms (Master Ensuite)
- Garage with Additional parking for 2/3 Vehicles
- Double Glazed Gas Central Heating
- Small Private Development
- Semi Detached Town House
- Open Pan Living Space
- Modern Fitted Kitchen
- Westerly Facing Enclosed Low Maintenance Garden

Offers In Excess Of £370,000

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HERE TO GET *you* THERE

Nestled in the charming Amberley Gardens Yate, this well-presented semi-detached townhouse, built in 2019 by Newland Homes, offers a delightful living experience in a small sought after private cul-de-sac.

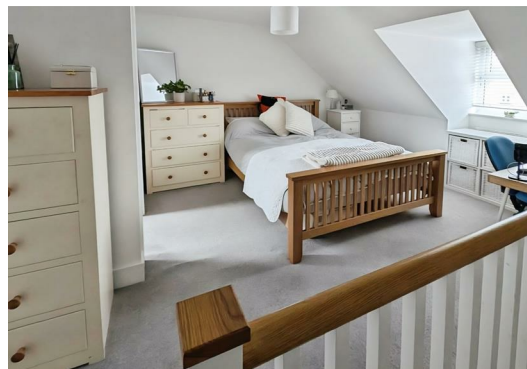
The property features open plan living space, perfect for both relaxation and entertaining. With three well-appointed bedrooms and two modern bathrooms, this home is ideal for families or those seeking extra space.

Upon entering, you are welcomed by an inviting entrance hall that leads to a convenient cloakroom. The heart of the home is the open-plan living space, which seamlessly combines a modern fitted kitchen, dining area, and lounge. This layout not only enhances the flow of natural light but also creates a warm and welcoming atmosphere. A cupboard discreetly houses the utilities, ensuring a tidy and organised environment.

The first floor comprises two generously sized bedrooms, while the second floor is dedicated to the master suite, which boasts a walk-in wardrobe and a stylish white en-suite bathroom. This private retreat is perfect for unwinding after a long day.

Additional benefits of this property include gas central heating and double glazing, ensuring comfort throughout the seasons. The enclosed westerly-facing rear garden is low maintenance, providing a serene outdoor space to enjoy. Furthermore, the property features a detached single garage and parking for two to three vehicles, adding to its convenience.

We highly recommend viewing this exceptional property to fully appreciate its charm and modern features. It is a wonderful opportunity for anyone looking to settle in a desirable location.



Entrance

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

Cloakroom

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

Open Plan Living Space

Kitchen/Diner

15'5" max x 10'5" - 6'9"

Double glazed window to the front, range of modern wall, drawer and base units with work surface over and under lighting, stainless steel 1.5 sink unit with mixer tap, electric oven and 5 ring gas hob with splash back and cooker hood over, built in appliances to include dishwasher and fridge/freezer, space for table and chairs, radiator, built in double utility cupboard with plumbing for washing machine and space for tumble dryer, wood effect flooring

Lounge Area

13'6" x 11'3"

Double glazed French doors with matching full length windows to the sides, radiator, TV point, wood effect flooring, two radiators.

1st Floor Landing

Built in cupboard, radiator, door with stairs leading to the 2nd floor, doors into

Bedroom Two

11'3" to wardrobes x 9'1"

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

Bedroom Three

11'9" max x 7'3" -widening to 11'

Two double glazed windows to the front, radiator, built in wardrobe, storage cupboard housing gas boiler.

Bathroom

6'5" x 6'2"

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

Second Floor

Master Suite

13'11" x 10'10"

Double glazed window to the front, built in walk in wardrobe with hidden eave storage, access to insulated loft area, radiator, door into

En-Suite

7'7" x 5'10"

Double glazed Velux window to the rear, white suite comprising tiled shower cubicle with rain shower over, pedestal wash hand basin, WC, part tiled walls, heated towel rail, ceiling spot lights, extractor fan, wood effect flooring.

Outside

The front has shrubs to the side and a step up to the front door, and outside tap. The enclosed low maintenance westerly facing rear garden has patio area, artificial grass and decking areas with courtesy door leading into the garage.

Garage

20'2" x 10'5"

Single detached garage with up and over door light, power, and courtesy door to the garden. There is parking to the front of the garage for two vehicles.

Agents Note

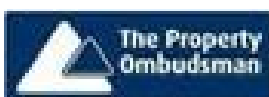
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Illustration for identification purposes only, measurements are approximate, not to scale.


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.



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		95
(81-91) B	85	
(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 	

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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