



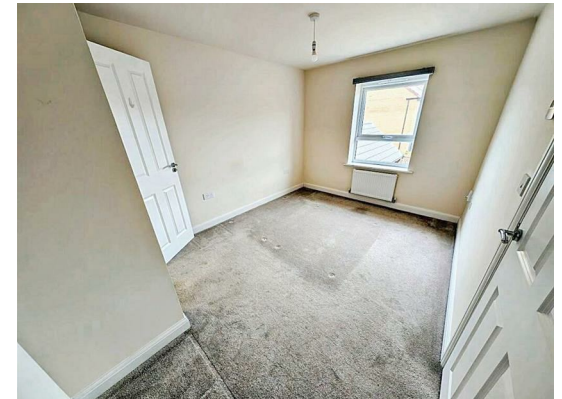
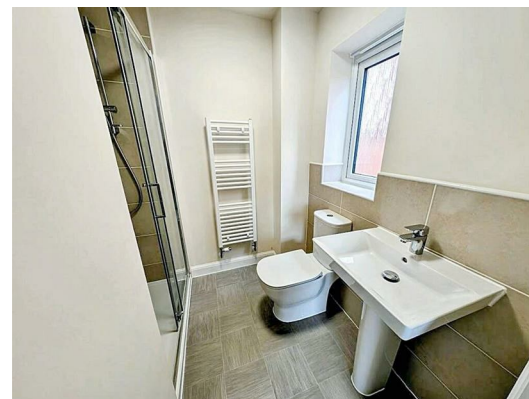
5 Turner Road, Yate, Bristol

- Popular Location
 - Cloakroom
 - Lounge
- Garage & Parking
- No Upward Chain!
- 4 Bedrooms (Master En-suite)
- Fitted Kitchen/Diner/Family Room
 - White Bathroom
 - Gardens

£360,000

HUNTERS®
HERE TO GET *you* THERE

This nearly new 4-bedroom detached family home is a true gem waiting to be discovered. As you step inside, you are greeted by an entrance hall, downstairs cloakroom relaxation and lounge. The property boasts a modern kitchen/dining/family room, perfect for creating lasting memories with loved ones. Upstairs, you will find the four well-appointed bedrooms, including an en-suite in the master bedroom, ensuring comfort and privacy for all family members. The white family bathroom adds a touch of elegance to the home. Built in 2021, this property exudes a fresh and contemporary feel throughout its 1,087 sq ft of living space. With gas central heating and double glazing, you can enjoy warmth and peace of mind all year round. Outside, the property features gardens to the front and rear, providing a lovely outdoor space to unwind or host gatherings. Parking will never be an issue with a garage and off-street parking for three vehicles. Offered for sale with no upward chain, this property that promises a convenient and comfortable lifestyle. Don't miss the opportunity to make this house your home!



Entrance Hallway

Radiator, stairs to 1st floor with cupboard under, wood effect flooring, doors into

Cloakroom

Double glazed window to the side, white WC, pedestal wash hand basin with mixer tap and tiled splash back, wood effect flooring, radiator.

Lounge

16'1" x 10'2"

Double glazed full length window to the front, two radiators, TV Point.

Kitchen/Diner/Family Room

18'5" x 14'1"

Double glazed window and double glazed French doors opening to the rear, range of modern fitted wall, drawer and base units with work surface over and under lighting, built in double oven with five gas hob, extractor hood over, integrated fridge/freezer and dishwasher, stainless steel sink unit with mixer tap over, wood effect flooring, two radiators, double storage cupboard with plumbing for washing machine and space for tumble dryer with work surface over, wall mounted gas boiler.

First Floor Landing

Double glazed window to the side, access to loft space, double storage cupboard, radiator, doors into

Bedroom One

12'6" x 9'1"

Double glazed window to the rear, radiator, door into

En-Suite

6'5" x 5'10"

Double glazed window to the side, part tiled shower cubicle, pedestal wash hand basin with mixer tap and part tiled walls, WC, heated towel rail.

Bedroom Two

11'8" x 9'1"

Double glazed full length window to the front, radiator.

Bedroom Three

8'11" x 6'9"

Double glazed window to the front, radiator.

Bedroom Four

8'11" x 7'2"

Double glazed window to the rear, radiator.

Bathroom

7'1" x 5'6"

Double glazed window to the side, white suite comprising, panelled bath with shower over, wash hand basin, WC, part tiled walls, extractor fan, heated towel rail.

Outside

The front garden is laid to stones with mature shrub borders and pathway to front door.

The enclosed walled rear garden is laid to lawn with patio area, outside tap, gated access to the rear.

Garage

There is a single garage with up and over door, light and power, rafter storage and driveway to the front for two vehicles.

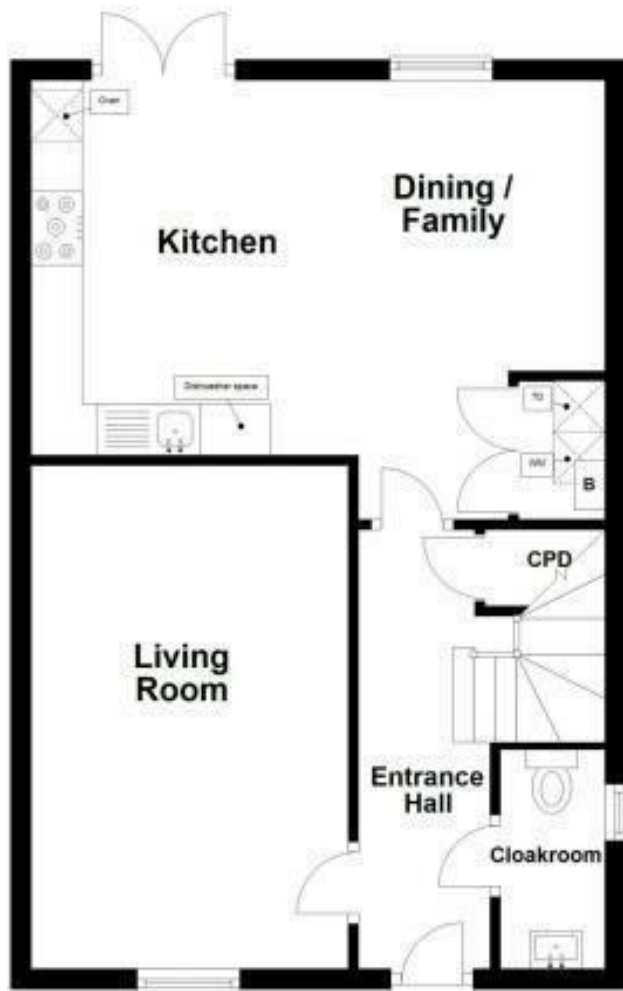
Agents Note

There is an annual service charge for the maintenance of the area of £294 per annum.



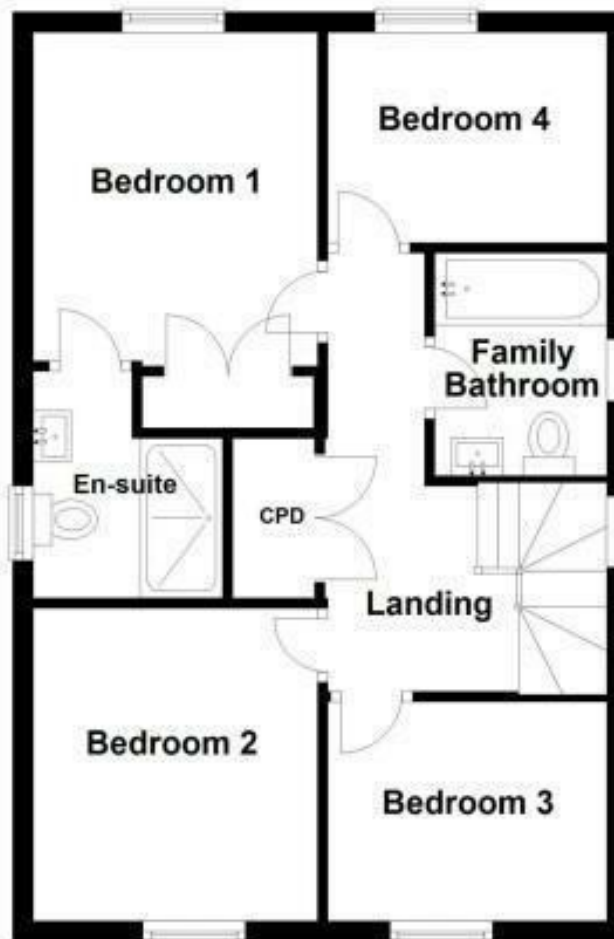
Ground Floor

Approx. 48.5 sq. metres (522.2 sq. feet)



First Floor

Approx. 48.5 sq. metres (522.2 sq. feet)



Total area: approx. 97.0 sq. metres (1044.5 sq. feet)

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		94
(81-91) B	84	
(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.

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

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