



OFFERS IN THE REGION OF

£575,000

Dryleaze

Yate, Bristol, BS37 7YX

PROPERTY SUMMARY

Nestled in a sought-after location, this exquisite four-bedroom detached home boasts complete privacy within a generous sized plot. As you enter the entrance hallway you are greeted by the warmth of this family home. The spacious lounge boasts a charming bay window, flooding the room with natural light and offering a perfect space for relaxation and entertaining. There is a media wall with feature electric fire and French doors leading into the rear garden. The heart of the home is a stylish kitchen / diner, designed for both culinary enthusiasts and social gatherings. The kitchen itself was newly installed in 2023 and features a range of wall / base units along with high spec integral appliances. A convenient utility room sits off the kitchen which houses the Gas Boiler with a side access. A cloakroom and separate study complete the ground floor and an understairs cupboard is accessed via the hallway. The study could easily be used as a play room and is an ideal space for working from home.

Upstairs the bedrooms are arranged around a large landing. The principle bedroom is a fantastic size with build in wardrobes and an en-suite shower room. There are two further double bedrooms, one single and a modern family bathroom. Access to a boarded loft can be found via the landing. The loft has a pull down ladder and lighting.

A shared driveway leads up to the property which sits in a private position within the cul-de-sac. There is ample parking on the driveway and access into a detached double garage (Which has power / lighting). The garage has potential for a conversion into a separate living space / annex (Subject to obtaining any necessary consents / building regulations).

The wrap around rear garden is private and fully enclosed via fencing. The focal point of the garden is a spacious decking area under a solid oak pergola, perfect for al fresco dining or relaxing on a sunny afternoon. Surrounded by lush greenery, the decking area seamlessly transitions into a well-manicured lawn, offering plenty of space for outdoor activities. Whether you're hosting a barbecue with friends or simply enjoying some peace and tranquillity, the rear garden offers the perfect outdoor space for every occasion.

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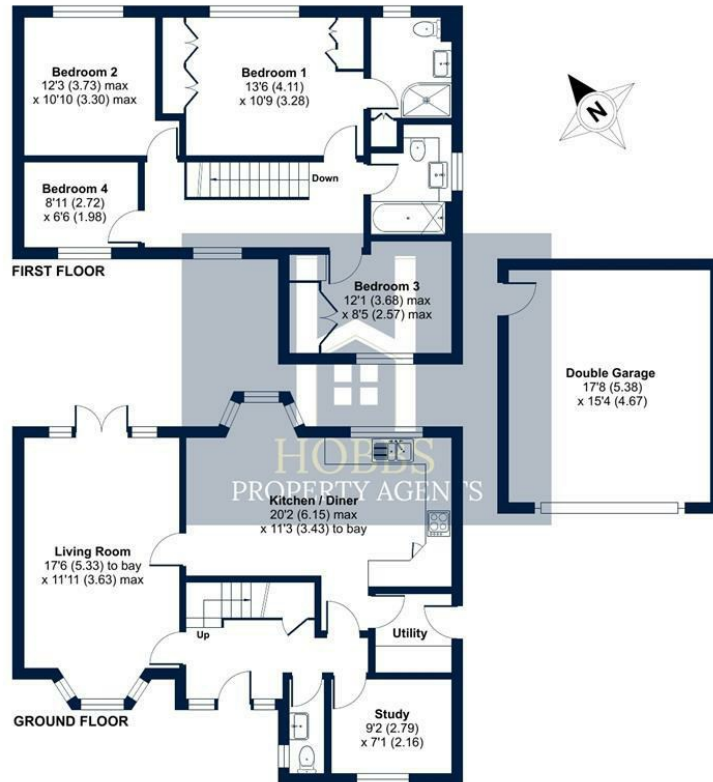




Dryleaze, Yate, Bristol, BS37

Approximate Area = 1376 sq ft / 127.8 sq m
 Double Garage = 271 sq ft / 25.1 sq m
 Total = 1647 sq ft / 152.9 sq m

For identification only - Not to scale



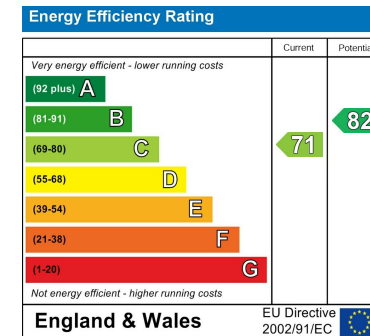
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richwcom 2024. Produced for Hobbs Property Agents Limited. REF: 1131040

LOCAL AUTHORITY
 South Gloucestershire

TENURE
 Freehold

COUNCIL TAX BAND
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VIEWINGS
 By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE DETAILS

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