



ASKING PRICE

**£374,950**

**Clayhill Drive**

Yate, Bristol, BS37 7DA

#### PROPERTY SUMMARY

Upon entry, you are greeted by an entrance hallway leading to a useful downstairs toilet and a contemporary kitchen/breakfast room, designed for both style and functionality. The expansive lounge/dining area is the real heart of the home and is flooded with natural light through the windows and French doors which open seamlessly to a well maintained and fully enclosed rear garden, creating an idyllic setting for outside entertaining during those warmer Summer months.

On the first floor sits two generously proportioned double bedrooms, both with fitted wardrobes and a charming single bedroom, each thoughtfully designed to offer comfort and flexibility. A beautifully appointed family bathroom completes this floor and stairs lead to the principle bedroom on the second floor. This fantastic sized bedroom provides a private retreat featuring its own en-suite shower room and integrated wardrobes.

Externally the property offers a front garden which is enclosed by fencing and has a walkway leading to the front door bordered with decorative stone and a range of mature plants. There is an extensive driveway to the side which provides parking for two / three cars with access into a garage (with power, lighting and loft storage). The rear garden has a lovely patio area leading off the dining room which is a great space for Al Fresco dining and there is a spacious lawn area and gate leading to the driveway.

4



2



2





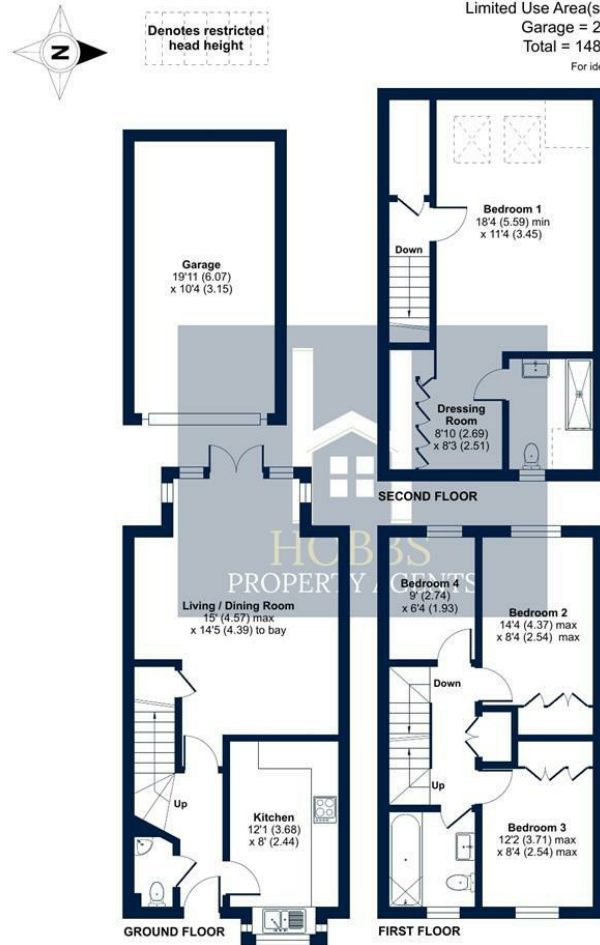




## Clayhill Drive, Yate, Bristol, BS37

Approximate Area = 1251 sq ft / 116.2 sq m  
 Limited Use Area(s) = 22 sq ft / 2 sq m  
 Garage = 207 sq ft / 19.2 sq m  
 Total = 1480 sq ft / 137.4 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). © ricshcom 2024. Produced for Hobbs Property Agents Limited. REF: 1137024

**LOCAL AUTHORITY**  
South Gloucestershire

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
D

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>85</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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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