



ASKING PRICE
£445,000
Melrose Avenue
The Ridge, Yate, BS37 7AU

PROPERTY SUMMARY

This elegant four bedroom family home offers a perfect blend of comfort and convenience. Upon entering, you are greeted by a welcoming hallway that leads to a spacious living room featuring a cosy gas fire. The well appointed kitchen / breakfast room opens into the rear garden, perfect for family meals and entertaining. A spacious dining room / third reception is great for formal dining or entertaining guests and is complimented by a versatile family room which has a sliding door too into the rear garden and is filled with natural lighting creating an inviting atmosphere. A shower room completes the ground floor and there is plenty of understairs storage.

The first floor comprises of four generously sized bedrooms and a contemporary family bathroom. The loft currently used as a workshop offers excellent potential for a full conversion, presenting an opportunity to create additional living space tailored to your needs.

The extensive private rear garden is a true highlight, featuring a patio area and a large lawn bordered with mature trees, flowers and shrubs, ideal for outdoor activities and relaxation. There is a side garden area with access into the garage and plenty of space for a shed. The property also includes a driveway and a single garage with power and lighting, ensuring ample parking and storage space.

The property also has the potential of a further extension (STPP) to expand the living accommodation.

4



2



3





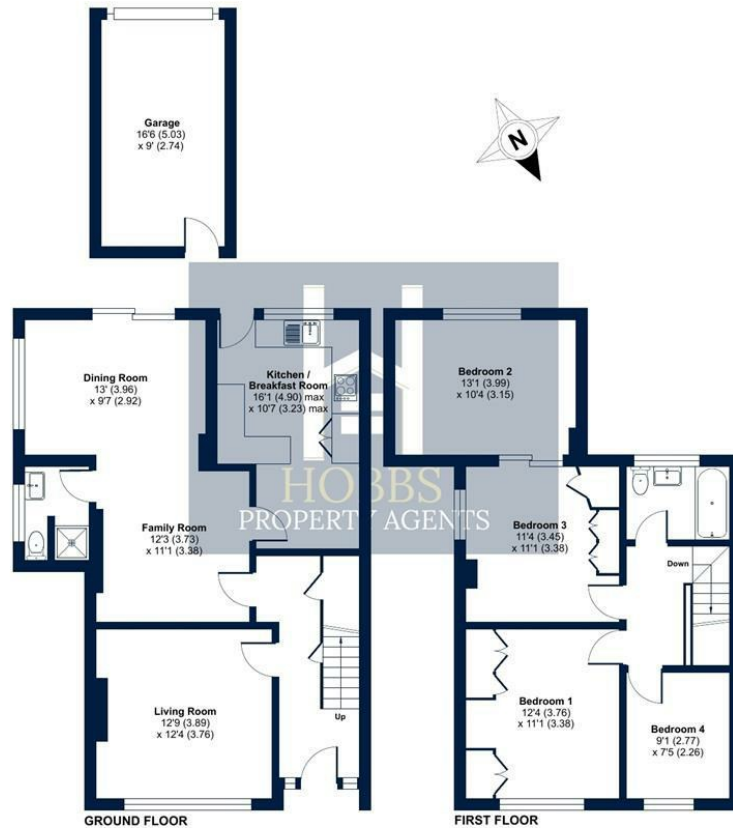




Melrose Avenue, Yate, Bristol, BS37

Approximate Area = 1348 sq ft / 125.2 sq m
 Garage = 149 sq ft / 13.8 sq m
 Total = 1497 sq ft / 139 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: 1158114

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) 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	

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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