



ASKING PRICE

£610,000

Barkers Mead

Brimsham Park, Yate, BS37 7LF

PROPERTY SUMMARY

Upon entering through the welcoming hallway, you're greeted by a bright and spacious full length living room, complete with patio doors that open onto the rear garden, flooding the room with natural light. The separate dining room features a charming bay window, ideal for formal dining or family gatherings. The well-appointed kitchen/breakfast room boasts integrated appliances and overlooks the beautiful garden, making it a lovely spot for everyday meals. A versatile study/playroom provides additional living space, a cloakroom and separate utility room complete the downstairs.

Upstairs, there are four well sized bedrooms. The principle bedroom includes an en-suite shower room and boasts spacious fully fitted wardrobes, offering privacy and convenience and two windows allow natural light to filter in. A modern family bathroom serves the remaining bedrooms, storage can be found on the landing with access to a useful airing cupboard and loft space which is boarded and has a pull down ladder.

The rear garden is well maintained, featuring a patio area perfect for outdoor entertaining and a spacious lawn bordered by mature trees and plants, creating a serene outdoor retreat. The property also includes a large driveway with parking and a double garage equipped with power and lights. Side access leads to the rear garden, adding to the home's practicality. There is potential to convert the garage into separate accommodation (STP / Building Regulations).

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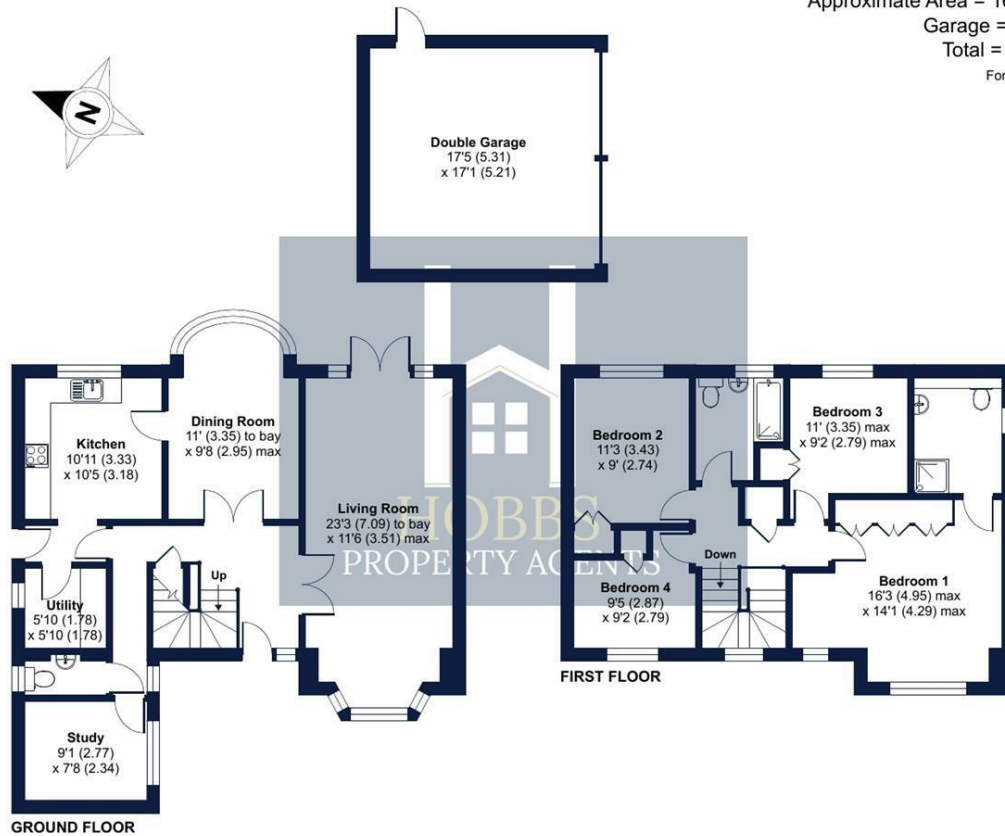






Barkers Mead, Yate, Bristol, BS37

Approximate Area = 1616 sq ft / 150.1 sq m
 Garage = 300 sq ft / 27.9 sq m
 Total = 1916 sq ft / 178 sq m
 For identification only - Not to scale



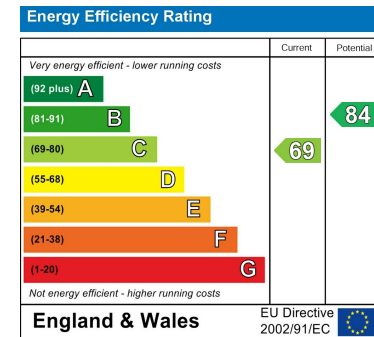
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Hobbs Property Agents Limited. REF: 1181933

LOCAL AUTHORITY
 South Gloucestershire

TENURE
 Freehold

COUNCIL TAX BAND
 F

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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