



ASKING PRICE

**£595,000**

**Barkers Mead**

Brimsham Park, Yate, BS37 7GB

#### PROPERTY SUMMARY

This four bedroom detached executive home offers a perfect blend of style, space, and functionality. Upon entering, you are greeted by a welcoming hallway that leads to a convenient cloakroom. The spacious, full length living room is bright and airy, offering ample space for relaxation or entertaining guests.

The heart of the home is the kitchen/breakfast room, fitted with an array of wall and base units, providing excellent storage and workspace. Patio doors open to the rear garden, filling the room with natural light and creating a seamless indoor/outdoor connection. A separate utility room adds to the home's practicality with further storage and housing the newly installed Gas Boiler. The property also features a formal dining room, ideal for hosting family dinners or special occasions.

The principal bedroom is a luxurious retreat, complete with an en-suite bathroom and built in wardrobes for ample storage. Three further well proportioned bedrooms offer comfort and flexibility, ideal for family members or guests. A modern family bathroom serves the additional bedrooms and loft access can be found on the landing.

Outside, the generously sized rear garden is beautifully maintained, featuring a block-paved area, a lush lawn, and space for a shed. This outdoor haven is perfect for family activities or relaxing on sunny days. The double detached garage, equipped with power and lights, offers potential for conversion, making it a versatile space for a workshop or home office (subject to planning permission).

The extensive driveway provides parking for multiple vehicles and there is an additional side plot which could cater for large vehicles such as a van or motorhome.

4



2



3





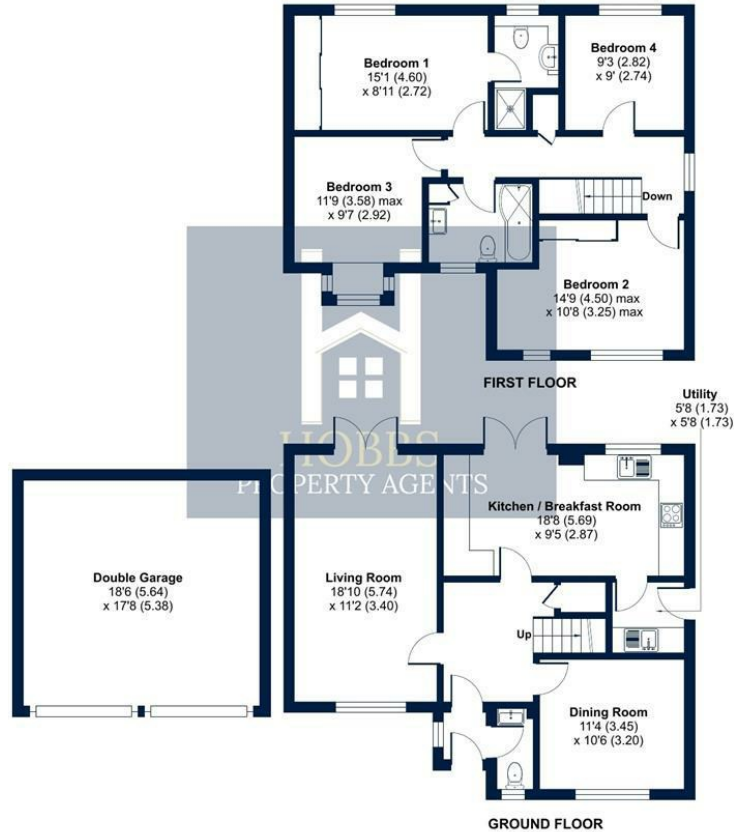




## Barkers Mead, Yate, Bristol, BS37

Approximate Area = 1409 sq ft / 130.8 sq m  
 Garage = 327 sq ft / 30.3 sq m  
 Total = 1736 sq ft / 161.2 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: 1184611

**LOCAL AUTHORITY**  
 South Gloucestershire

**TENURE**  
 Freehold

**COUNCIL TAX BAND**  
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**VIEWINGS**  
 By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus) <b>A</b>			82
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<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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