



£575,000
North Road
Yate, BS37 7LL

PROPERTY SUMMARY

This impressive four bedroom detached home, built in 2021 to a high specification, offers spacious and versatile living throughout. The ground floor features a welcoming hallway, a cloakroom a cosy study/snug, and a stylish living room complete with a log burner. The open plan kitchen/diner/family room boasts integrated appliances and bi-folding doors that seamlessly connect to the rear garden. A separate utility room provides additional convenience. Upstairs, you'll find four double bedrooms, including a principal bedroom with an en-suite, plus a modern family bathroom.

The exterior includes a block paved driveway and an additional parking area for multiple vehicles. The property also boasts a substantial rear garden which is approximately 100ft with a patio area leading from the kitchen which is perfect for outdoor entertaining. The lawn extends to the end of the garden and overlooks open countryside.

4



2



3







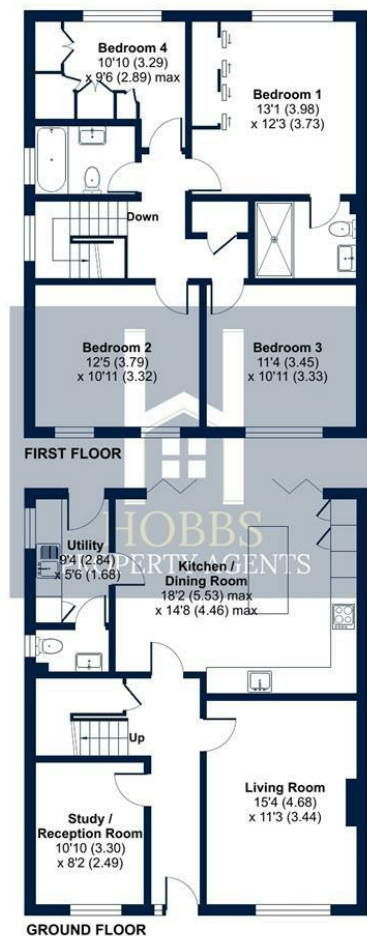




North Road, Yate, Bristol, BS37

Approximate Area = 1481 sq ft / 137.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Hobbs Property Agents Limited. REF: 1209306

LOCAL AUTHORITY
South Gloucestershire

TENURE
Freehold

COUNCIL TAX BAND
F

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(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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