

OFFERS IN EXCESS OF

£435,000

Stanshawes Drive

Yate, BS37 4ET

PROPERTY SUMMARY

Step into a welcoming hallway with a convenient downstairs cloakroom and two handy storage cupboards. The spacious lounge provides the perfect place to relax, while the impressive open plan kitchen /diner / breakfast room creates a true heart of the home. The kitchen is finished to a high standard with integrated appliances and plenty of natural light, featuring two sets of doors opening out to the rear garden. An adjoining utility room also provides garden access for added convenience.

Upstairs, you'll find four generous double bedrooms. The principal bedroom benefits from its own ensuite, while the modern family bathroom includes both a bath and separate shower. There's also access to the loft for additional storage.

Outside, the property enjoys a private, low maintenance rear garden that's perfect for entertaining or relaxing, and a driveway offering parking for two to three cars. Immaculately maintained and ready to move into, this home is ideal for families looking for space, comfort, and a touch of luxury.

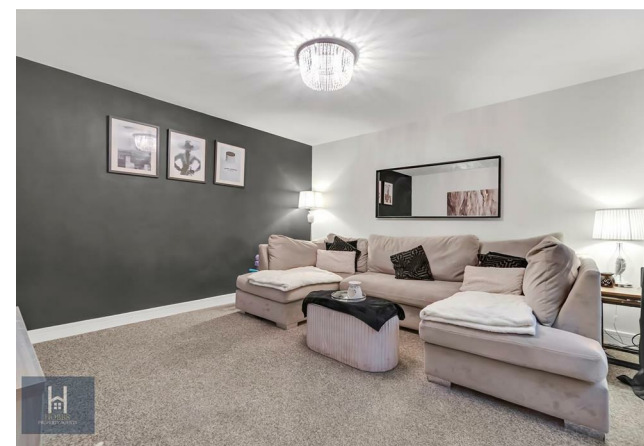
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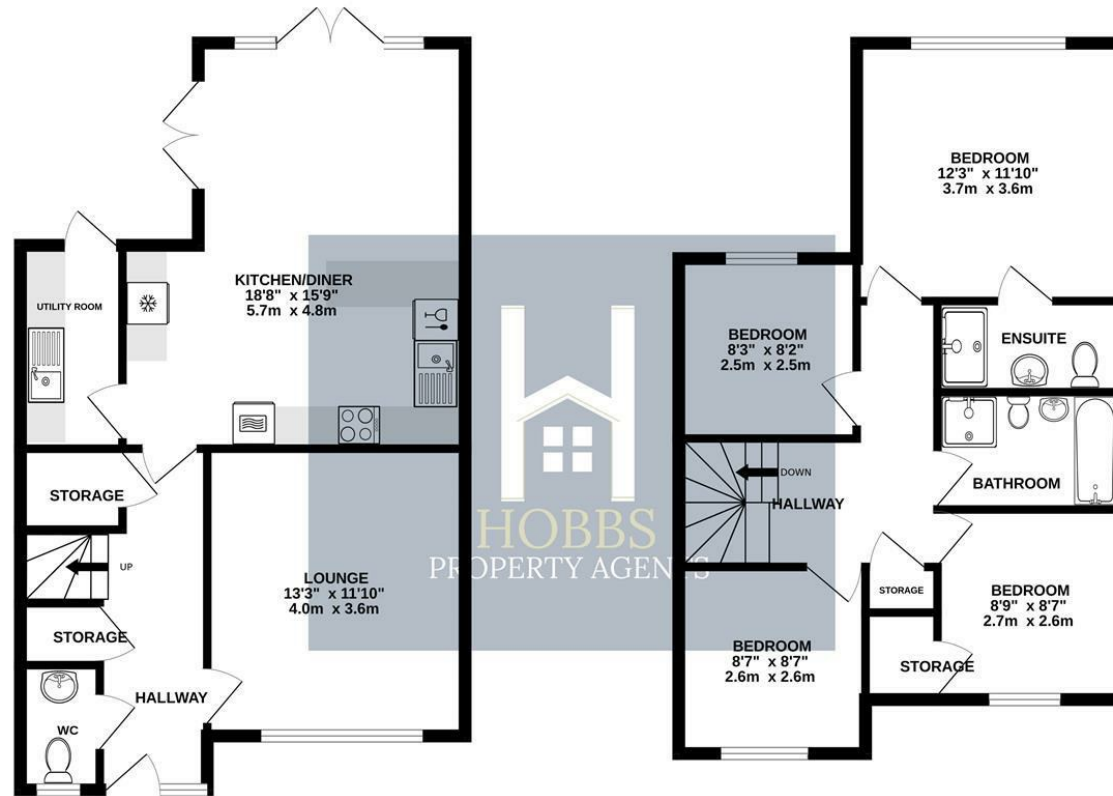






GROUND FLOOR
597 sq.ft. (55.5 sq.m.) approx.

1ST FLOOR
558 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA : 1270sq.ft. (118.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		92
(81-91) B	83	
(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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