



Connells

Goose Green  
Yate Bristol



### Property Description

This impressive detached home is set in the sought after location of Goose Green and oozes with quality and class. When arriving at the property the electric gates open and lead onto the large drive. On walking into the entrance hall there are doors leading to the lounge with a separate area for a study/playroom, kitchen/breakfast room, separate utility area, formal dining room and cloakroom. Upstairs you will find the 4 bedrooms and bathroom. Outside there is an enclosed garden which has a fantastic covered entertaining area, and a wraparound garden. An early viewing is advised so call NOW to avoid disappointment.

### Ground Floor

#### **Entrance Hall**

Double glazed door to front elevation, stairs rising to first floor and understairs storage cupboard.

#### **Cloakroom**

Double glazed window to front elevation, low level WC, wash hand basin, ladder style radiator and property consumer unit.

#### **Lounge**

16' 7" x 13' 8" ( 5.05m x 4.17m )

Double glazed doors to rear elevation leading to rear garden, log burner, TV point and two radiators.

#### **Dining Room**

18' 5" x 9' 8" ( 5.61m x 2.95m )

With double glazed windows to front and rear elevations, loft storage area, radiator (This was formerly the garage).

#### **Reception Room Three**

11' 9" x 9' 1" ( 3.58m x 2.77m )

Double glazed window to rear elevation, radiator.

#### **Kitchen**

14' 9" x 11' 4" ( 4.50m x 3.45m )

Double glazed window to front elevation and door giving access to utility area. Fitted kitchen comprising wall and base units with under-counter lighting, work surfaces and matching upstands incorporating a sink/drain. Rangemaster cooker and extractor hood, splashbacks, space for American fridge and separate freezer, integrated dishwasher.

#### **Utility Area**

18' 11" x 6' ( 5.77m x 1.83m )

Double glazed door giving access to rear garden, base units with work surfaces over incorporating a Belfast sink and integrated fridge.

## First Floor

### Landing

Double glazed window to the front elevation, stairs rising from ground floor, cupboard which has plumbing for washing machine and space for tumble dryer. Airing cupboard, access to loft area with pull down ladder, partially boarded and lighting. Doors giving access to all bedrooms and family bathroom.

### Bedroom One

12' 2" x 9' 11" max ( 3.71m x 3.02m max )

Double glazed window to rear elevation, fitted wardrobes, radiator and door leading to en-suite.

### En-Suite

Double glazed window to side elevation, shower cubicle, low level WC, wash hand basin and ladder style radiator.

### Bedroom Two

11' 7" max x 9' 2" ( 3.53m max x 2.79m )

Double glazed window to rear elevation, radiator.

### Bedroom Three

11' 4" x 8' 4" ( 3.45m x 2.54m )

Double glazed window to front elevation, radiator.

### Bedroom Four

9' 2" x 7' 7" ( 2.79m x 2.31m )

Double glazed window to front elevation, radiator.

## Family Bathroom

Double glazed window to side elevation. Bathroom suite comprising bath with separate shower cubicle, low level WC, wash hand basin with vanity unit and ladder style radiator.

## Outside Space

### Front Garden

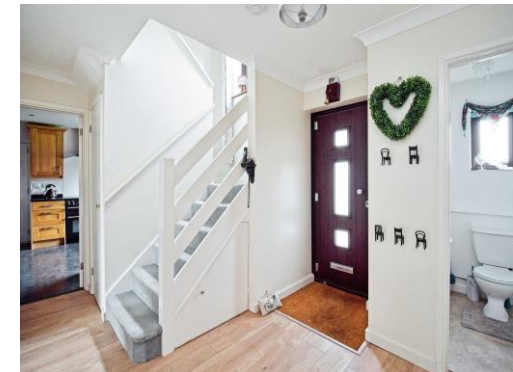
With electric gated access, driveway, mainly laid to lawn with flower and shrub borders.

### Rear Garden

Enclosed by wooden fence panels, mainly laid to lawn with mature apple tree, outside pizza oven, covered eating area, storage shed, greenhouse and vegetable patch.

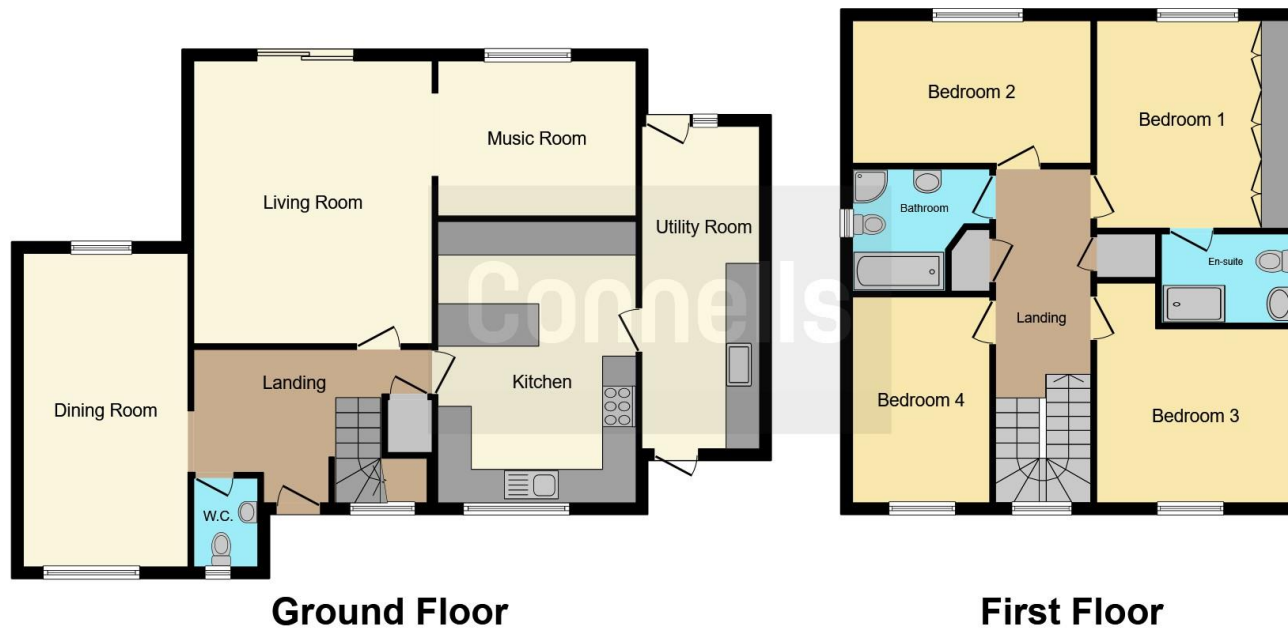
### Parking

Off road parking.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01454 320 555**  
**E [yate@connells.co.uk](mailto:yate@connells.co.uk)**

72-74 Station Road Yate  
 BRISTOL BS37 4PH

**EPC Rating: C**

**view this property online [connells.co.uk/Property/YAT307228](http://connells.co.uk/Property/YAT307228)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: YAT307228 - 0008