

for sale

offers in excess of **£300,000** Freehold



## Folly Bridge Close Yate Bristol BS37 5YH

\* SIMPLY STUNNING! \* END OF TERRACE FAMILY HOME \* THREE BEDROOMS \* LOUNGE \* MODERN KITCHEN/DINING AREA \* FAMILY BATHROOM \* GARDEN \* OFF ROAD PARKING \* CUL- DE - SAC POSITION \*



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# Property Details

## Ground Floor

### Entrance Hall

Double glazed door with obscured glass panel door to side elevation, stairs rising to first floor, open to kitchen/dining area, opening to lounge area, wood effect flooring and smooth ceiling.

### Lounge Area

16' 9" x 10' 5" ( 5.11m x 3.17m )

Double glazed window to rear elevation and double glazed patio doors giving access to rear garden, TV point, understairs storage cupboard, wood effect flooring, smooth ceiling and radiator.

### Kitchen / Dining Area

Kitchen Area - 16' 7" x 8' 1" (5.05m x 2.46m)

Dining Area - 15' 8" max x 6' 10" (4.81m x 1.86m)

Double glazed window to front elevation. Modern fitted kitchen comprising a range of wall and base units with base feature lighting, work surfaces incorporating a stainless steel sink/drain, tiled splashbacks, integrated electric oven with electric hob and extractor hood over, integrated fridge/freezer, plumbing for integrated dishwasher, plumbing for integrated washing machine, wood effect flooring, smooth ceiling with recessed spotlights and covered radiator.

## First Floor

### Landing

Stairs rising from ground floor, feature banister with glazed panels, storage cupboard, access to loft area, covered radiator and door leading to all bedrooms and bathroom.

### Bedroom One

16' 11" max x 9' 2" ( 5.16m max x 2.79m )

Two double glazed windows to front elevation, TV point, wood effect flooring, smooth ceiling and radiator.

### Bedroom Two

8' 9" x 7' 6" ( 2.67m x 2.29m )

Double glazed window to front elevation, TV point, wood effect flooring, smooth ceiling and covered radiator.

### Bedroom Three

7' 11" x 7' 6" ( 2.41m x 2.29m )

Double glazed window to rear elevation, smooth ceiling and covered radiator.

### Bathroom

Double glazed window with obscured glass panel to side elevation. Bathroom suite comprising panelled bath with shower over and glass shower screen, low level WC, wash hand basin within vanity unit, partially tiled walls, smooth ceiling with recessed spotlights and chrome heated towel rail.

## Outside Space

### Front Garden

Off street parking for two vehicles and extra area with mature trees.

### Rear Garden

Enclosed by wooden fence panels, mainly laid to artificial lawn, decked area with flower and shrub borders, shed outside tap and gated access.





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.

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**Tenure:** Freehold

**EPC Rating:** C

Property Ref: YAT307514 - 0011

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