

for sale

offers over **£450,000** Freehold



## Normead Drive Yate Bristol BS37 7FT

\* DETACHED PROPERTY \* FOUR DOUBLE BEDROOMS \* SEPARATE LOUNGE \* KITCHEN/DINING/FAMILY ROOM \* STUDY/EXTRA RECEPTION ROOM \* DOWNSTAIRS GUEST CLOAKROOM \* EN-SUITE TO PRINCIPAL BEDROOM \* FAMILY BATHROOM \* ENCLOSED REAR GARDEN \* GARAGE AND DRIVEWAY PARKING \*

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# Property Details

## Ground Floor

### **Entrance Hall**

Double glazed panelled door to front elevation, stairs rising to first floor, storage cupboard, smooth ceiling, wood effect flooring and doors leading to lounge, study, cloakroom and kitchen/dining/family room.

### **Cloakroom**

Low level WC, pedestal wash hand basin, tiled splashbacks, extractor fan, smooth ceiling, wood effect flooring and radiator.

### **Lounge** 16' 6" x 11' ( 5.03m x 3.35m )

Double glazed full length window to front elevation, partially panelled feature wall, smooth ceiling, wood effect flooring and radiator.

### **Study / Extra Reception** 7' 5" x 6' 11" ( 2.26m x 2.11m )

Double glazed window to front elevation, smooth ceiling and radiator.

### **Kitchen / Dining / Family Room** 26' 7" x 8' 9" ( 8.10m x 2.67m )

#### Dining / Family Area

Double glazed windows and side panels to rear elevation with double glazed french doors giving access to rear garden, smooth ceiling, wood effect flooring, ceiling fan and light, radiator and open through to kitchen.

#### Kitchen Area

Double glazed window to rear elevation, modern fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a one and half bowl stainless steel sink/drainer, electric oven, gas hob with extractor fan over, integrated fridge freezer and dishwasher, smooth ceiling, radiator and opening to utility area.

### **Utility Area**

Double glazed door to side elevation, wall units, space and plumbing for washing machine and tumble dryer and cupboard housing central heating boiler,

## First Floor

### **Landing**

Stairs rising from ground floor, loft access, double cupboard with slatted shelving, smooth ceiling, radiator and doors leading to all bedrooms and bathroom.

**Bedroom One** 12' 7" incl fitted wardrobes x 11' 7" ( 3.84m incl fitted wardrobes x 3.53m )

Two double glazed windows to front elevation and double glazed window to side elevation, smooth ceiling, fitted wardrobe, radiator and door leading to en-suite.

### **En-Suite**

Double fully tiled shower cubicle, low level WC, pedestal wash hand basin with mixer tap over, smooth ceiling, wood effect flooring, extractor fan, partially tiled walls and radiator.

**Bedroom Two** 10' 3" x 9' 8" ( 3.12m x 2.95m )

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

**Bedroom Three** 10' 11" x 9' 2" max ( 3.33m x 2.79m max )

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

**Bedroom Four** 12' 4" plus built-in wardrobe x 9' 6" plus wardrobe & door recess ( 3.76m plus built-in wardrobe x 2.90m plus wardrobe & door recess )

Double glazed full length window to front elevation, smooth ceiling and radiator.

### **Bathroom**

Double glazed obscured glass window to rear elevation. Bathroom suite comprising panelled bath with shower over and glass shower screen, low level WC, pedestal wash hand basin, tiled splashbacks, extractor fan, smooth ceiling, wood effect flooring and radiator.

## Outside Space

### **Rear Garden**

Fully enclosed by way of wooden boundary fencing, mainly laid to lawn, patio area, outside tap and gates side access.

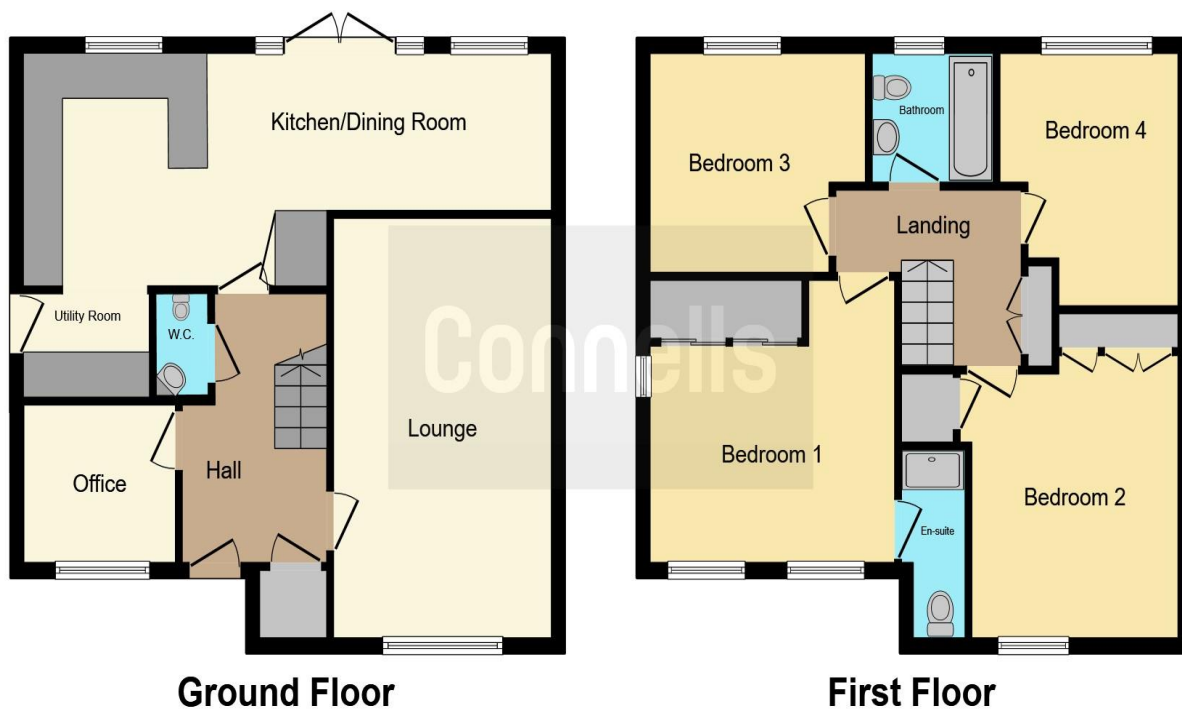
### **Garage**

With up and over door with power and lighting, eaves storage and tandem parking,

## Agents Note:

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.





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

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**Tenure: Freehold**

**EPC Rating: B**

Property Ref: YAT307513 - 0010

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