

for sale

offers in excess of **£350,000** Freehold



Hollybrook Mews Yate Bristol BS37 4GB

**** UNEXPECTEDLY RE-AVAILABLE ****

- * A FANTASTIC FOUR BEDROOM TOWN HOUSE * ENJOYING A NO THROUGH ROAD POSITION * GLIMPSES OF A LAKE
- * OPEN PLAN KITCHEN/DINING AREA *
- DOWNSTAIRS GUEST CLOAKROOM *
- EN-SUITE TO THE PRINCIPAL BEDROOM * FAMILY BATHROOM *
- GARDEN * OFF STREET PARKING *

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Property Details

Ground Floor

Entrance Hall

Composite door to front elevation, stairs rising to first floor, tiled flooring and radiator.

Cloakroom

Double glazed window with obscured glass panel to front elevation, low level WC with built-in cistern, wash hand basin and tiled flooring.

Kitchen / Dining Area

26' 6" x 15' 1" max reducing 7' 10" in kitchen (8.08m x 4.60m max reducing 7' 10" in kitchen)

Modern contemporary two tone white and grey fitted kitchen comprising wall and base units with work surfaces over and matching upstands, under-counter lighting, one and half bowl stainless steel sink/drainer, integrated Bosch double oven with 4 burner gas hob, stainless steel splashback and extractor-hood. Integrated washing machine, integrated dishwasher and integrated fridge/freezer, spotlights inset to ceiling and radiator.

First Floor

Landing

Stairs rising from ground floor, door to lounge and principal bedroom and stairs continuing to second floor.

Lounge

15' 1" x 10' 11" max (4.60m x 3.33m max)

Two double glazed french doors with juliette balcony overlooking rear garden, TV point and radiator.

Principal Bedroom

13' 1" max x 10' 9" max (3.99m max x 3.28m max)

Two double glazed windows to front elevation, built-in double wardrobes, radiator and door leading to en-suite.

En-Suite

Double shower cubicle, built-in low level WC with tiled shelf, wash hand basin, laminate flooring and chrome ladder style radiator.

Bedroom Three

9' 1" max x 8' 1" max (2.77m max x 2.46m max)

Double glazed window to rear elevation and radiator.

Bedroom Four

9' 4" max x 6' 8" max (2.84m max x 2.03m max)

Double glazed window to rear elevation and radiator.

Second Floor

Landing

Stairs rising from first floor, access to loft area and doors leading to bedroom two and bathroom.

Bedroom Two 13' 2" to wardrobes x 9' 3" max (4.01m to wardrobes x 2.82m max)

Two double glazed windows to front elevation with lake views, airing cupboard housing combi boiler, two radiators.

Bathroom

Bathroom suite comprising bath with shower over and glass shower screen, low level WC, wash hand basin, partially tiled walls, laminate flooring and chrome ladder style radiator.

Outside Space

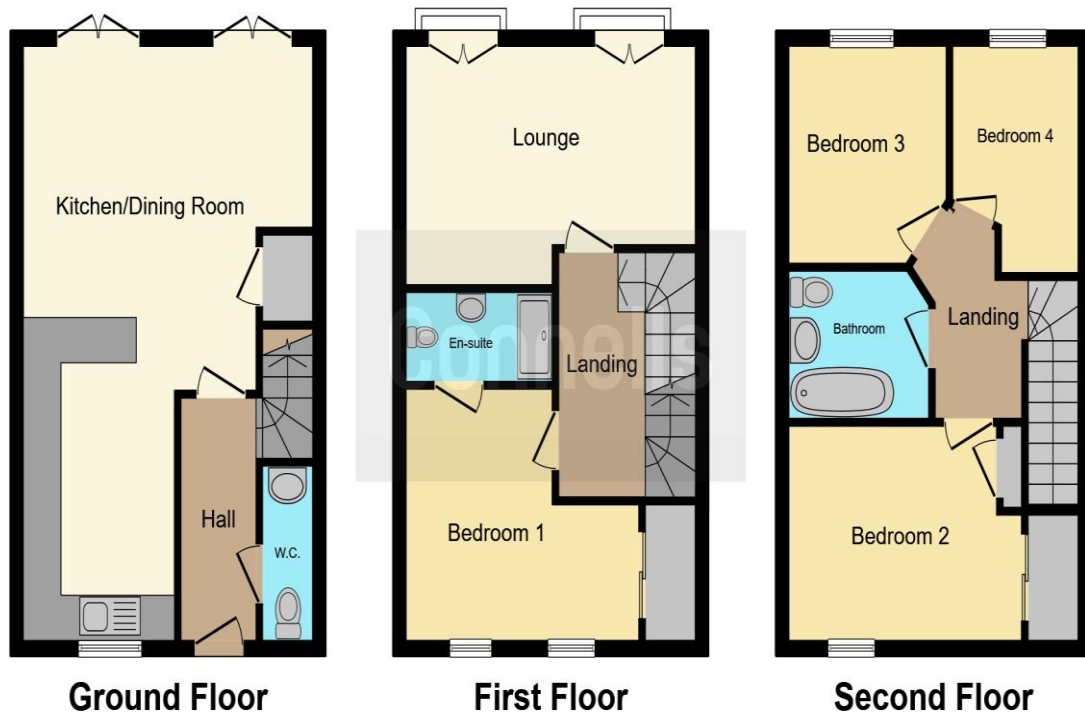
Front Garden

Two parking spaces with outside tap and gated side access.

Rear Garden

Enclosed by wooden fence panels, decorative stone chippings, range of shrub and flower borders, outside tap, outside power socket and gated side 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.

To view this property please contact Connells on

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Tenure: Freehold

EPC Rating: B

Property Ref: YAT307535 - 0006

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