



Connells

Barkers Mead
Yate Bristol



Property Description

A fantastic opportunity to acquire this executive family residence!

Surprisingly re-available, this property certainly has the wow factor! This impressive 5 bedroom detached home is set within a prominent, prime cul de sac position within ever desirable Brimsham Park, Arranged over 3 floors, this home has been lovingly extended, enhanced and enjoyed by the current owners. One is sure to be impressed by the hub of the house which provides a stunning open plan space with a wood burner in which to prepare meals, to dine, to relax or in which to entertain. Bi-fold feature doors with integral fitted blinds open out onto a smart and welcoming, low maintenance landscaped garden, A separate cosy, generous lounge with a traditional log burner sets the scene for those tranquil moments. A versatile separate reception room is currently utilised as a formal dining room which leads in turn to a utility. A downstairs guest cloakroom, completes the ground floor accommodation. Onwards and upwards, and framed by a galleried landing take you to the first floor where a generous and impressive principal bedroom with full width feature fitted wardrobes along with a larger than average en-suite can be found. Further bedrooms, with one used as a home office, plus the family bathroom are located on this floor, To the top floor is a further double bedroom with built in storage, plus there is an adjacent shower room. A double garage and plentiful off street parking complete this home beautifully.

Entrance Hall

uPVC double glazed door with decorative glass insert, double glazed window to front elevation, double storage cupboard, fire door giving access to double garage, laminate flooring and radiator with cover.

Cloakroom

Low level WC, wash hand basin with mixer tap and vanity unit with mirror above, tiled splashback, extractor fan, laminate flooring and chrome ladder style radiator.

Dining Room

13' 4" x 8' 9" (4.06m x 2.67m)

Double glazed window to front elevation, door giving access to utility room, laminate flooring and radiator.

Lounge

15' 10" max x 14' 2" max (4.83m max x 4.32m max)

Double glazed square bay window to rear elevation, fully working log burner with half sleeper mantel, marble hearth, laminate flooring and radiator.

Kitchen / Dining / Family Room

31' 7" max x 15' 1" max (9.63m max x 4.60m max)

Antracite aluminum bi-fold doors with inset blinds giving access to rear garden. uPVC lantern and two feature windows. Modern cylinder log burner with stainless steel flue and heat resistant glass hearth with natural quartz feature wall, built-in speakers, two inset alcoves with downlights, spotlights inset to ceiling and three anthracite radiators.

Modern fitted kitchen comprising a selection of "Shaker" style wall and base units with under-counter and over cabinet lighting, white quartz work surfaces and matching upstands, stainless steel sink with pull out spray mixer tap over, tiled splashbacks, breakfast bar with stainless steel lights over, brush chrome wall sockets with USB ports. Integrated dishwasher and microwave, integrated wine cooler, space for range cooker with smoked glass splashback and stainless

steel chimney extractor hood. Space and plumbing for American style fridge/freezer, and built-in recycling bins.

Utility Room

6' 8" x 5' 11" (2.03m x 1.80m)

Double glazed obscure window to side elevation. Wall and base units with work surfaces and matching upstands incorporating a circular sink with mixer tap over, partially tiled walls, space and plumbing for washing machine and tumble dryer, fully serviced Worcester combi-boiler, property consumer unit, tiled flooring and radiator.

First Floor Landing

Stairs rising from ground floor to galleried landing, storage cupboard, doors leading to bedrooms and family bathroom with stairs continuing to second floor.

Main Bedroom

14' 3" max x 12' 9" max (4.34m max x 3.89m max)

Double glazed window to front elevation. "Hammond's" fitted wardrobes with hanging rails, storage drawers, pull-out shoe storage and internal TV point. To complete the look, there are matching bedside cabinets and chest of drawers. Radiator and door leading to en-suite.

En-Suite

Double glazed obscure window to side elevation. Quadrant shower cubicle, low level WC, wash hand basin set in vanity storage unit with large built-in mirror, fully tiled walls, shaver point, extractor fan, tiled flooring and chrome ladder style radiator.

Bedroom Two

11' 8" max x 11' 8" max (3.56m max x 3.56m max)

Double glazed window to rear elevation, radiator.

Bedroom Three

12' 4" x 9' 4" max (3.76m x 2.84m max)

Double glazed window to rear elevation, fitted wardrobes and radiator.

Bedroom Four

15' 10" x 11' (4.83m x 3.35m)

Two double glazed windows to front elevation, fitted wardrobes and radiator. (Irregular shaped room)

Family Bathroom

Double glazed obscure window to rear elevation. Bathroom suite comprising "P" shaped bath with mixer tap and rainfall shower over with hand held shower attachment, glass curved shower screen, low level WC, wash hand basin, fully tiled walls, shaver point, extractor fan, tiled flooring, spotlights inset to ceiling and chrome ladder style radiator.

Second Floor Landing

Double glazed Velux window to front, galleried landing, display shelf,

Bedroom Five

Three Velux windows, two to the rear elevation and one to the side elevation. Fitted wardrobes, storage within eaves, spotlights inset to ceiling, radiator and door to landing.

Shower Room

Velux windows to rear and side, Shower cubicle with electric shower over, low level WC, wash hand basin, eaves storage, spotlights inset to ceiling and tiled flooring.

Double Garage & Parking

Pathway leading to entrance door, double garage with electric roller door via fob and sensor lighting, driveway parking for several vehicles, outside lighting and side access via two gates either side of property.

Rear Garden

Fully enclosed by wooden fence panels with raised composite decking, new artificial lawned area, "Indian Sandstone" patio seating and eating areas, raised sleeper flower beds, outside tap, outside lighting, outside electric sockets, security light and two gated side accesses.

Agents Note:

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an associate of a staff member of the Connells Group.









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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EPC Rating: D

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Tenure: Freehold



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Property Ref: YAT307612 - 0004