

for sale

offers in excess of **£465,000** Freehold



Canterbury Close Yate Bristol BS37 5TJ

- * FOUR BEDROOM * DETACHED FAMILY HOME * CUL-DE-SAC POSITION *
- LOUNGE * KITCHEN AND DINING ROOM *
- * DOWNSTAIRS GUEST CLOAKROOM *
- FAMILY BATHROOM * GARDEN *
- GARAGE AND DRIVEWAY PROVIDING OFF STREET PARKING *



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Property Details

Ground Floor

Entrance Hall

Double glazed door with obscured glass panel to front elevation and double glazed window to side elevation, stairs rising to first floor, smooth ceiling, wood effect flooring and radiator.

Lounge

15' 5" plus bay x 12' 4" (4.70m plus bay x 3.76m)

Double glazed bay window to front elevation, feature fireplace with electric fire, surround with mantle set upon a hearth, TV point, access to dining room, wood effect flooring and radiator.

Dining Room

9' 3" x 9' (2.82m x 2.74m)

Double glazed french doors to rear elevation, TV point, door from lounge, smooth ceiling, wood effect flooring and radiator.

Rear Middle Lobby

Door from lounge, understairs storage cupboard, doors leading to garage and cloakroom and wood effect flooring.

Kitchen / Dining Room

14' 8" x 9' 3" (4.47m x 2.82m)

Double glazed window to rear elevation and double glazed french doors with full length panel to rear elevation. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel one and half bowl sink/drain, electric oven and grill with gas hob and extractor hood over, plumbing and space for washing machine, integrated fridge/freezer, smooth ceiling with recessed spotlights and radiator.

First Floor

Landing

Stairs rising from ground floor, access to loft area and door leading to all bedrooms and bathroom.

Bedroom One

12' 5" inc built-in wardrobes x 11' 10" (3.78m inc built-in wardrobes x 3.61m)

Double glazed window to front elevation, built-in wardrobe with hanging rail and shelf, smooth ceiling and radiator (slightly restricted head height).

Bedroom Two

13' 1" x 9' 2" (3.99m x 2.79m)

Double glazed window to rear elevation, textured ceiling, wood effect flooring and radiator.

Bedroom Three

12' 9" reducing to 10' x 8' 2" max (3.89m reducing to 10' x 2.49m max)

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

Bedroom Four

11' 11" x 7' 11" (3.63m x 2.41m)

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

Bathroom

Double glazed window with obscured glass panel to rear elevation. Bathroom suite comprising panelled bath with mixer tap and hand held shower, low level WC, shower cubicle, wash hand basin, fully tiled walls, and chrome heated towel rail.

Outside Space

Rear Garden

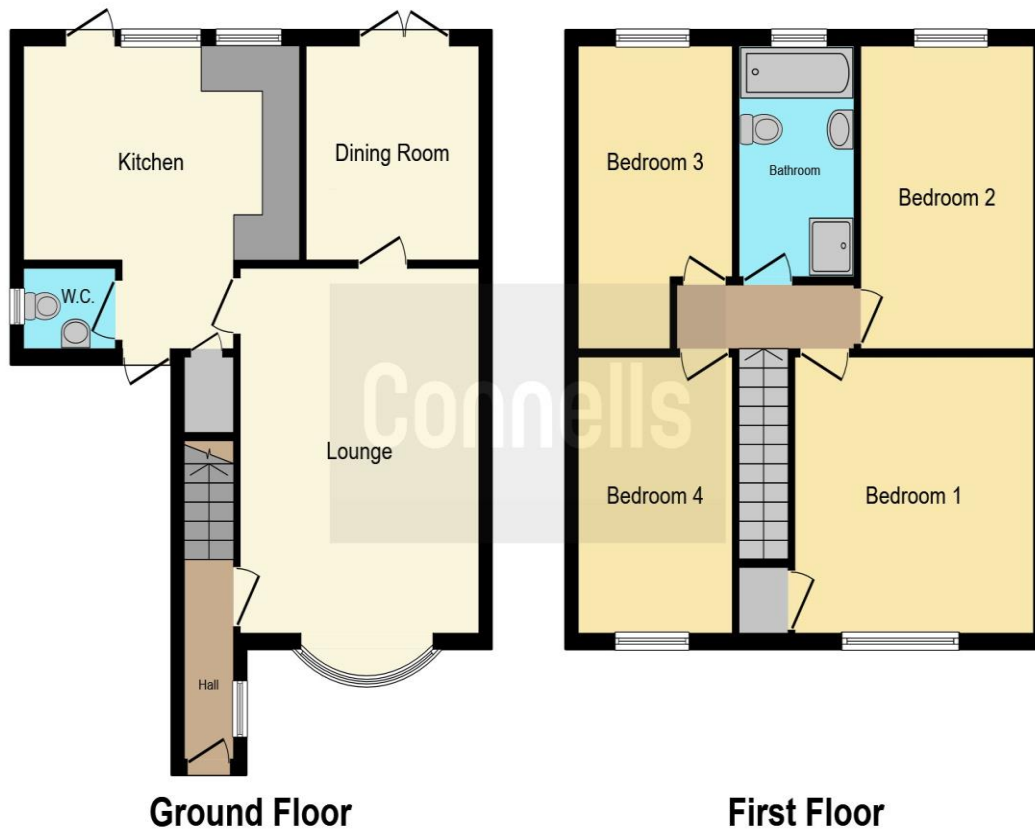
Fully enclosed with gated side access, mainly laid to lawn with patio area, outside tap and bin storage.

Garage

16' 9" x 7' 10" (5.11m x 2.39m)

With up and over door, power and lighting, valliant wall mounted boiler and fusebox.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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T 01454 320 555
E yate@connells.co.uk

72-74 Station Road Yate
 BRISTOL BS37 4PH

Tenure: Freehold

EPC Rating: D

Property Ref: YAT307622 - 0004

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