

for sale

offers in excess of **£400,000** Freehold



## Stonehurst Broad Lane Yate Bristol BS37 7BE

\* FOUR BEDROOM SEMI-DETACHED TOWNHOUSE \* OPEN PLAN LIVING COMPRISING KITCHEN/DINING/FAMILY AREA \* DOWNSTAIRS GUEST CLOAKROOM \* FAMILY BATHROOM \* EN-SUITE TO THE PRINCIPAL SUITE \* GARDENS \* GARAGE AND OFF STREET PARKING \*



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# Property Details

## Ground Floor

### **Entrance Hall**

Double glazed door with obscured feature panel to front elevation, stairs rising to first floor, understairs storage cupboard, smooth ceiling, wood effect flooring, covered radiator and doors leading to cloakroom, lounge/dining room and kitchen area.

### **Cloakroom**

Double glazed window with obscured glass panel to front elevation, low level WC, wall mounted wash hand basin, tiled splashback, smooth ceiling, extractor fan, wood effect flooring and radiator.

### **Lounge/Dining Area** 16' 8" x 14' 10" max ( 5.08m x 4.52m max )

Double glazed bi-folding door to rear elevation, feature inset electric fire, media wall and media sockets, TV point, smooth ceiling, wood effect flooring and radiator.

### **Kitchen Area** 16' x 7' 5" ( 4.88m x 2.26m )

Double glazed window to front elevation. Fitted kitchen comprising wall and base units with work surfaces over incorporating a one and half bowl stainless steel sink/drainer, electric oven with gas hob and extractor fan over, wall mounted boiler housed in cupboard, plumbing and space for American style fridge/freezer, plumbing and space for washing machine, integrated dishwasher, smooth ceiling with recessed spotlights, wood effect flooring and opening to lounge/dining area.

## First Floor

### **Landing**

Stairs rising from ground floor, smooth ceiling, radiator and doors leading to bedrooms 2, 3 and 4 and the staircase rising to second floor.

### **Bedroom Two** 11' 1" x 8' 1" ( 3.38m x 2.46m )

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

### **Bedroom Three** 12' x 7' 8" ( 3.66m x 2.34m )

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

### **Bedroom Four** 11' 1" x 6' 5" ( 3.38m x 1.96m )

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

### **Bathroom**

Double glazed window with obscured glass panel to front elevation. Bathroom suite comprising panelled bath with shower over and bi-folding screen, low level WC, pedestal wash hand basin, partially tiled walls, smooth ceiling with recessed spotlights, shaver point and chrome heated towel rail.

## Second Floor

### **Principal Bedroom** 19' 11" x 8' 8" ( 6.07m x 2.64m )

Double glazed window to front elevation and double glazed skylight to rear elevation, built-in wardrobes, eaves storage cupboards, smooth ceiling with two pendant lights, radiator and door leading to en-suite.

### **En-Suite**

Shower cubicle, low level WC, pedestal wash hand basin with tiled splashbacks, smooth ceiling with recessed spotlights, shaver point, partially tiled walls and chrome heated towel rail.

## Outside Space

### **Front Garden**

Block paved driveway, parking and visitors bay as well as an area and pathway laid to decorative stone chippings, outside hot and cold tap, access to garage and gated side access.

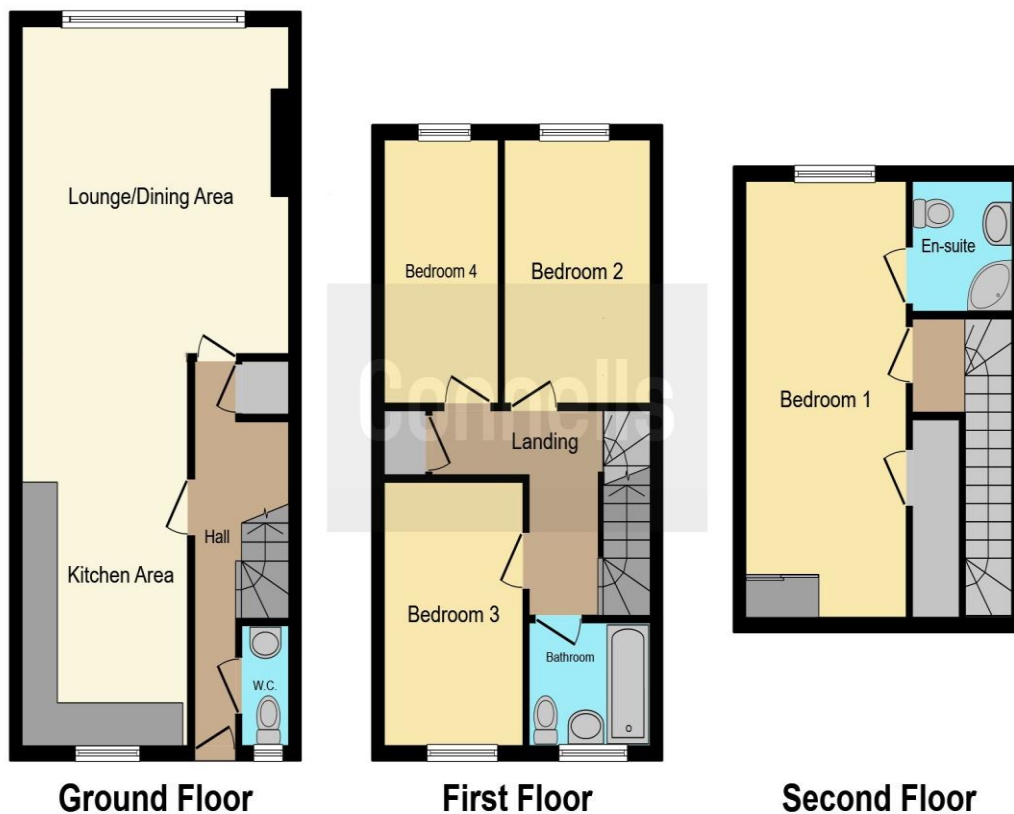
### **Rear Garden**

Enclosed by way of boundary fencing, laid to artificial lawn, patio area, raised flower and shrub beds and borders with decorative slate chippings, electric point, outside tap and gated side access and pathway with decorative stone chippings.

### **Garage** 19' 5" x 10' ( 5.92m x 3.05m )

With electric door, power, lighting and eaves storage.





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: B**

Property Ref: YAT307667 - 0004

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