



Connells

Lower Moor Road
Yate Bristol



Property Description

Stunning!

This fabulous four double bedroom detached family home exudes a style and a feel all of it's own! Kerb appeal is important, and this property doesn't disappoint!

With an extra area to the side of the property, lovely lounge, leading via a hallway to the converted former garage which has been re-configured into areas that currently provide an office plus craft room.

A fabulous open plan living, dining, kitchen area is the hub of the house here and that in turn leads onto an open garden room area, as well as a utility area.

A well manicured and styled garden compliment this home perfectly, with a composite decked area and a covered area that could lend itself perfectly to for a seating area or somewhere to place a hot tub. Parking is a premium here and there is plentiful off street parking, along with storage space.

To the first floor, the bedrooms are generous; an en-suite shower room enhances the beautiful principal bedroom. A family bathroom and a downstairs guest cloakroom complete this fantastic home.

Yate is an ever popular choice for families and there is an array of family friendly amenities, commuter links and green spaces. We expect a high level of interest for this property and we recommend an early inspection so as to avoid disappointment.

Call us now to book your viewing!

Ground Floor

Entrance Hall

Double glazed door with obscured glazed panel to front elevation, smooth ceiling with recessed spotlights, stairs rising to first floor, modern radiator and doors leading to rooms.

Cloakroom

Double glazed window with obscured glazed panel to side elevation, low level WC, wall mounted wash hand basin, tiled splashbacks, textured ceiling, tiled flooring and radiator.

Lounge

17' 9" into box bay x 12' 4" (5.41m into box bay x 3.76m)

Double glazed box bay window to front elevation, gas feature fireplace with surround and mantle, TV point, textured and coved ceiling and two radiators.

Kitchen Area

17' 5" x 10' 8" (5.31m x 3.25m)

Double glazed window to rear elevation and opening to garden room area and archway through to utility. Fitted kitchen comprising wall and base units with work surfaces over incorporating a one and half bowl sink/drainer, space for electric oven and induction hob, integrated fridge/freezer, textured and coved ceiling with recessed spotlights, wood effect flooring, tiled dado and two radiators.

Utility Room

5' 10" x 5' (1.78m x 1.52m)

Double glazed window to rear elevation and double glazed door to side elevation. Wall and base units with work surfaces over, space for undercounter washing machine and tumble dryer, partially tiled walls, tiled flooring and radiator.

Garden Room

11' 9" x 8' (3.58m x 2.44m)

Double glazed windows to side and rear elevations and double glazed door leading to rear garden, opening from dining area, insulated roof and radiator.

Garage (converted)

Rear area - (used as an office) - Double glazed window to side elevation, storage cupboard, smooth and coved ceiling and feature timber and glazed door from hall.

Front area - (used as a craft space, but equally can be used for storage) - Double glazed window to front elevation, wall units with work surfaces incorporating a stainless steel sink/drain, space for oven, space for undercounter fridge/freezer, smooth ceiling, partially tiled walls, tiled effect flooring and feature timber and glazed door from the office.

First Floor

Landing

Double glazed window to side elevation, stairs rising from ground floor, airing cupboard housing hot water tank, dado rail, access to partially boarded loft complete with ladder, storage cupboard, radiator and doors leading to all bedrooms and bathroom.

Bedroom One

13' 1" max x 9' 1" plus dressing area recess (3.99m max x 2.77m plus dressing area recess)

Two double glazed windows to front elevation, fitted wardrobes and dressing table, textured ceiling with ceiling fanlight, TV point, dado rail, radiator and door to en-suite.

En-Suite

Double glazed window with obscured glazed panel to side elevation, shower cubicle, low level WC, wash hand basin inset into vanity unit with wooden top and shelving, fully tiled walls, textured and coved ceiling and modern radiator.

Bedroom Two

11' 10" x 7' 8" (3.61m x 2.34m)

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

Bedroom Three

10' 4" inc fitted wardrobes x 10' 4" (3.15m inc fitted wardrobes x 3.15m)

Double glazed window to front elevation, fitted wardrobes, TV point, textured ceiling and radiator.

Bedroom Four

9' x 7' 6" (2.74m x 2.29m)

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

Bathroom

Double glazed window with obscured glazed panel to rear elevation. Bathroom suite comprising panelled bath with shower over and glass shower screen, low level WC, wash hand basin inset to vanity unit, textured and coved ceiling, fully tiled walls and modern radiator.

Outside Space

Front Garden

Pathway leading to entrance door and gated side access.

Rear Garden

Fully enclosed by way of boundary fencing, mainly laid to lawn with composite decking, covered hot tub and outside tap.

Parking

Driveway parking.









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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Tenure: Freehold

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Property Ref: YAT307601 - 0008