

for sale

offers in excess of **£380,000** Freehold



## Firgrove Crescent Yate Bristol BS37 7AG

\* THREE BEDROOM SEMI-DETACHED HOME \* THE RIDGE LOCATION \* LOUNGE \* KITCHEN/DINING ROOM \* DOWNSTAIRS GUEST CLOAKROOM \* FAMILY BATHROOM \* GARDENS \* GARAGE/WORKSHOP PLUS OFF STREET PARKING \* GARDEN OFFICE \*



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# Property Details

## Ground Floor

### Entrance Hall

Double glazed door with obscured and leaded window to front elevation, stairs rising to first floor, understairs storage cupboard, dado rail, textured ceiling, wood effect flooring, radiator and doors leading to lounge and dining area.

**Lounge** 13' max reducing to 12' 5" x 12' 4" ( 3.96m max reducing to 3.76m )

Double glazed window to front elevation, TV point, woodburner set upon a tiled hearth with beam over, built-in storage cupboard, smooth ceiling, wood effect flooring, radiator and feature timber and glazed door leading to hall.

**Dining Area** 11' 3" x 11' 1" ( 3.43m x 3.38m )

Double glazed french doors giving access to rear garden, ornamental feature fireplace, textured ceiling, wood effect flooring, radiator, opening to kitchen and timber and glazed door leading to hall.

**Kitchen Area** 15' 8" x 7' 4" ( 4.78m x 2.24m )

Double glazed window to rear elevation. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink/drain, integrated electric oven with 5 ring gas burner and extractor hood over. Space and plumbing for washing machine and tumble dryer and space and plumbing for dishwasher, breakfast bar, opening to dining area, radiator and timber and glazed door to rear lobby.

### Rear Lobby (off Kitchen)

Double glazed door giving access to rear garden, timber and glazed door from kitchen, loft hatch and door to downstairs guest cloakroom.

### Cloakroom

Double glazed window to side elevation, low level WC, partially tiled walls, smooth ceiling and radiator.

## First Floor

### Landing

Stairs rising from ground floor, access to partially boarded loft complete with ladder, textured ceiling and doors leading to all bedrooms and bathroom.

**Bedroom One** 12' 5" x 11' 5" max ( 3.78m x 3.48m max )

Double glazed window to front elevation, built-in wardrobes and drawers, TV point, smooth ceiling, wood effect flooring and radiator.

**Bedroom Two** 11' 6" x 11' 2" ( 3.51m x 3.40m )

Double glazed window to rear elevation, cupboard housing boiler with slatted shelving, smooth ceiling, wood effect flooring and radiator.

**Bedroom Three** 9' 2" x 7' 4" ( 2.79m x 2.24m )

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

### Bathroom

Double glazed window to rear elevation. Bathroom suite comprising panelled bath with rainfall shower over and further shower attachment, low level WC, wash hand basin, smooth ceiling, partially tiled walls, extractor fan and chrome heated towel rail.

## Outside Space

### Front Garden

Paving to front approach, driveway and open access to garage.

### Rear Garden

Fully enclosed, laid to patio, outside tap, mature shrubs and access to garden office.

**Outside Office** 9' 3" x 8' 2" ( 2.82m x 2.49m )

Double glazed window to rear and door to side, smooth ceiling, wood effect flooring, electric panel heater and door leading to garage.

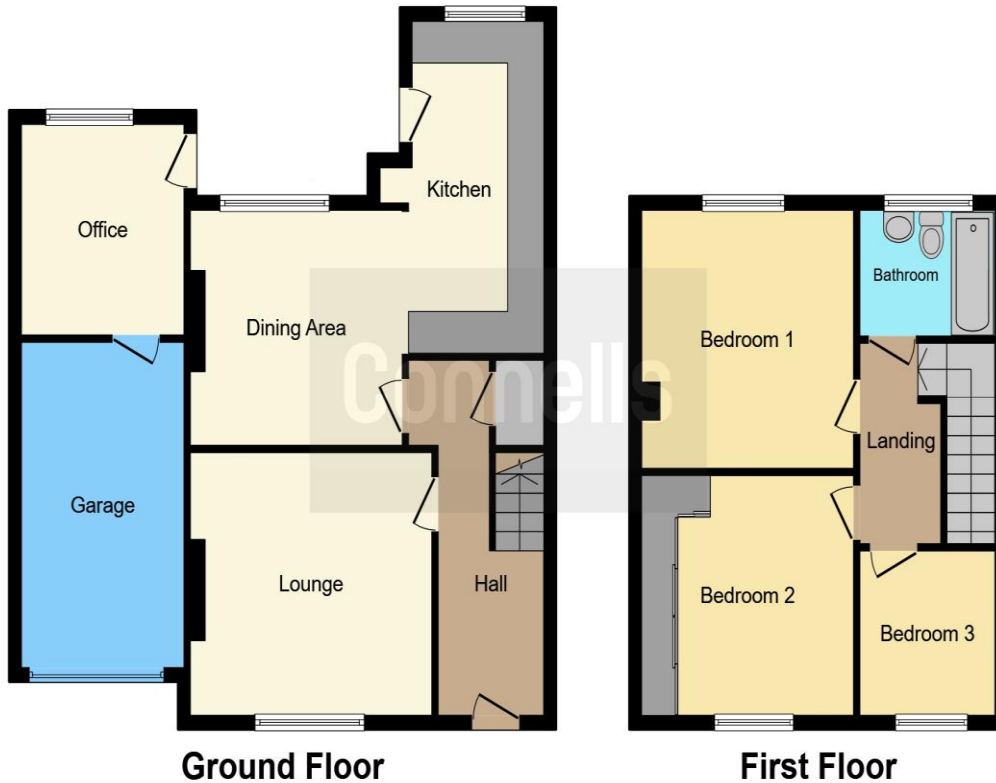
**Garage** 16' 4" x 11' ( 4.98m x 3.35m )

With up and over door, power, lighting and additional courtesy door.

### Parking

Accessed via a dropped kerb, off street parking and access to garage.





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**Tenure:** Freehold

**EPC Rating:** D

Property Ref: YAT307701 - 0005

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