

for sale

offers in excess of **£525,000** Freehold



69a Westerleigh Road Yate Bristol BS37 4BN

\* WOW \* IMPRESSIVE FOUR BEDROOM  
DETACHED FAMILY HOME \* PLENTIFUL  
OFF STREET PARKING AND GARAGE \*  
LOUNGE \* DINING ROOM \*  
KITCHEN/BREAKFAST ROOM \* UTILITY  
ROOM \* DOWNSTAIRS GUEST  
CLOAKROOM \* EN-SUITE TO PRINCIPAL  
BEDROOM \* GARDEN \* GARAGE \*

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# Property Details

## Ground Floor

### Entrance Hall

Double glazed door with obscured glazed and leaded panel with matching side panel to front elevation, stairs rising to first floor, understairs storage space, textured and coved ceiling, radiator and doors leading to lounge, cloakroom and kitchen/breakfast room.

### Cloakroom

Double glazed window to front elevation, low level WC, wall mounted wash hand basin with tiled splashbacks, smooth ceiling and radiator.

### Lounge 18' 5" x 12' 1" ( 5.61m x 3.68m )

Double glazed box bay window to front elevation with feature window seat, TV point, feature gas fireplace set upon hearth with mantle over, textured and coved ceiling, wall lights, radiator and doors leading to hall and a timber and glazed door to dining room.

### Dining Room 11' 2" x 10' 2" ( 3.40m x 3.10m )

Double glazed patio doors giving access to conservatory, textured and coved ceiling, wood effect flooring, radiator and timber and glazed door leading to lounge.

### Kitchen / Breakfast Room 15' 2" x 9' 9" ( 4.62m x 2.97m )

Double glazed window to rear elevation, textured ceiling, breakfast bar, door to utility and doors from hallway and from dining room, fitted kitchen with a range of wall and base units with worktops over, gas hob with extractor over plus two integrated electric ovens with "slide and hide" doors, sink and drainer, integrated dishwasher and a radiator.

### Utility Room 8' 8" plus door recess x 8' 1" ( 2.64m plus door recess x 2.46m )

DG obscured window to side and rear elevations plus courtesy door to garage, smooth ceiling, wall mounted boiler, space for fridge freezer, door from kitchen/breakfast room, plumbing and space for a washing machine and a tumble dryer, stainless steel sink and drainer, wall and base units with worktops over.

### Conservatory 11' 6" x 10' 2" ( 3.51m x 3.10m )

Brick and hardwood construction with double glazed windows to side and rear and double glazed french doors to side giving access to rear garden, polycarbonate roof, tiled flooring and power sockets.



## First Floor

### Landing

Double glazed window to side elevation, stairs rising from ground floor, airing cupboard housing hot water tank and slatted shelving, loft access and doors leading to bedrooms and bathroom.

### Bedroom One

13' 1" max reducing to 11' 1" x 10' 2" ( 3.99m max reducing to 11' 1" x 3.10m )

Double glazed window to front elevation, textured ceiling with recessed spotlights, radiator and door giving access to en-suite.

### En-Suite

Double glazed window with obscured glazed panel to side elevation. Shower cubicle with fully tiled walls, low level WC, pedestal wash hand basin, smooth ceiling with extractor fan, shaver point and chrome heated towel rail.

### Bedroom Two

13' 1" x 10' 2" ( 3.99m x 3.10m )

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

### Bedroom Three

10' 2" x 7' ( 3.10m x 2.13m )

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

### Bedroom Four

10' 2" x 7' ( 3.10m x 2.13m )

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

### Bathroom

Double glazed window with obscured glazed panel to side elevation. Bathroom suite comprising panelled bath, pedestal wash hand basin, partially tiled walls, shaving socket, smooth ceiling and chrome heated towel rail.



## Outside Space

### Front Approach

Plentiful off street parking by way of generous driveway which is partly enclosed via a wall, and is laid to decorative stone chippings, paving to front and gated side access.

### Rear Garden

A beautifully presented garden, fully enclosed by way of boundary fencing, mainly laid to lawn with patio and seating areas, flower and shrub borders, pond, outside tap, outside power socket and gated side access.

### Garage 24' 6" x 8' 9" ( 7.47m x 2.67m )

Larger than average garage, with up and over door, power, lighting and courtesy door.



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**Tenure:** Freehold

**EPC Rating:** Awaited

Property Ref: YAT307842 - 0005

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