



Connells

Pear Tree Hey
Yate Bristol



Property Description

This fantastic four-bedroom detached family has that all important kerb appeal and downstairs the living space flows exceptionally well, allowing ample of natural light to flow through!!

At the centre of this family home there is a spacious Kitchen/Diner spanning the full width of the rear of the property, which is open to the lounge space and has double doors leading through to a bright conservatory. The conservatory leads out on to the garden space, which boasts both a patio area and lawn. To the first floor the property boasts 4 bedrooms, with an ensuite to the Master bedroom and a further family bathroom. This family home is also complete with a downstairs cloakroom, garage and off-street parking.

Entrance Hall

Double glazed door to front aspect, stairs rising to first floor and doors leading through to kitchen/Diner & cloakroom.

Cloakroom

Low level wc, wash hand basin and partly tiled walls.

Lounge

10' 5" x 14' 1" (3.17m x 4.29m)

Double glazed window to front aspect, wood effect flooring and column radiator. Open through to dining area.

Kitchen/Diner

25' 4 x 8' 7 (7.62m 4 x 2.44m 7)

Double glazed window to rear aspect overlooking the garden. A modern fitted kitchen, maximising on storage space, with work tops over and tiled splashbacks. Integrated double oven with steamer and microwave settings and integrated gas hob with overhead cupboard housing extractor fan. Integrated full height fridge and full height freezer, integrated washer/dryer, integrated dishwasher and pull-out drawers housing recycling bin. Double glazed doors leading through to conservatory.

Conservatory

Brick based conservatory with double glazed windows to rear and side aspect and doors leading out to the garden & back into the kitchen, wood effect flooring and column radiator.

Landing

Doors leading to all bedrooms and pull down ladder providing loft access. Loft partially boarded and power/light.

Bedroom One

10' 5" x 11' 7" (3.17m x 3.53m)

Double glazed window to front, radiator and built in wardrobes. Door leading to ensuite:

Ensuite

Low level wc, wash hand basin and shower cubicle. Partly tiled walls, vinyl flooring and radiator.

Bedroom Two

10' 3" x 8' 4" (3.12m x 2.54m)

Double glazed window to front aspect, radiator and built in wardrobe.

Bedroom Three

9' 8" x 9' 6" (2.95m x 2.90m)

Double glazed window to rear and radiator.

Bedroom Four

9' 7" x 6' 9" (2.92m x 2.06m)

Double glazed window to rear aspect and radiator.

Family Bathroom

Double glazed windows to rear aspect, low level wc, wash hand basin and bath with rainfall shower head over.

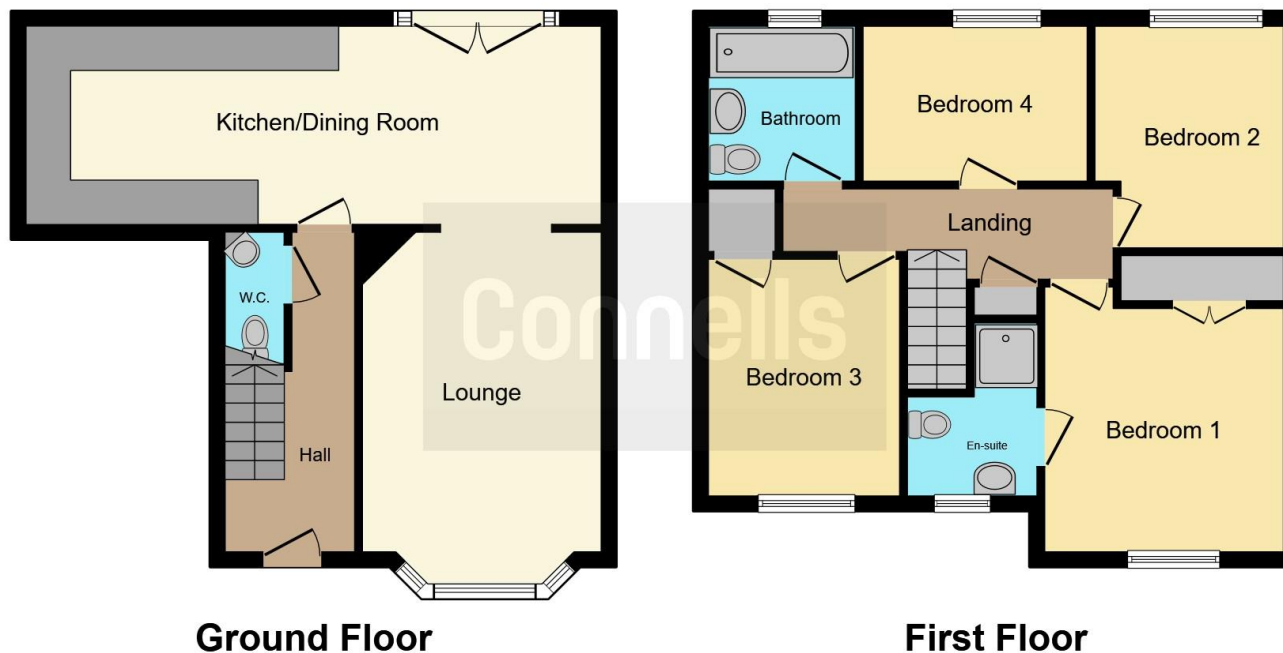
Rear Garden

Fully enclosed garden, with gated side access. Mainly laid to lawn with patio area.









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 Band: D

Tenure: Freehold

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