



Connells

Milton Road
Yate Bristol



Property Description

This family home offers an excellent balance of space and convenience makes it an ideal choice for families, first time buyers or anyone looking to be close to local amenities. On the ground floor the home features a spacious lounge/dining room with access leading out to the private rear garden and a separate kitchen. Upstairs the property boasts 3 good sized bedrooms and a family bathroom.

Externally the property benefits from a private rear garden, along with a garage and off-street parking space, providing plenty of conveniences for the family!

This home is well placed to have easy access to local amenities, Yate Shopping Centre offering a wide range of shops, restaurants and cafes, while also being close to open green spaces such as St. Marys Park and Kingsgate Park which provides a children's play area, a lakeside walk and a nature reserve. Families will also appreciate the choice of local school within easy reach as well as nearby leisure facilities including Yate Leisure Centre.

For Commuters Yate Train Station is nearby offering direct links to Bristol and beyond, and the property benefits from excellent road connections via the A4174 and M4/M5 Motorways.

Entrance Porch

Double glazed door to side aspect and double-glazed window to front aspect. Door leading through to Entrance Hall:

Entrance Hall

Door leading in from Entrance Porch, open doorway to Kitchen, door to lounge/dining room and stairs rising to First Floor.

Lounge/Dining Room

Double glazed window to rear aspect, overlooking the garden and double-glazed single patio door leading out. Electric feature fireplace, wood effect flooring and radiator.

Kitchen

Double glazed window to front aspect. A modern fitted kitchen with a combination of wall and base units with worktops over, and stainless steel 1 and a half bowl sink/drain. Integral electric hob, with splash back and stainless-steel cooker hood over, integrated oven and microwave, integrated fridge/freezer, space for washing machine and space for tumble dryer. Complete with tiled flooring.

Landing

Doors leading to all three bedrooms and family bathroom.

Bedroom One

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

Bedroom Two

Double glazed window to front aspect and radiator.

Bedroom Three

Double glazed window to rear aspect.

Family Bathroom

Two obscured double-glazed windows to front aspect, low level wc, wash hand basin and bath with shower head over.

Outside

Front Garden

Mainly laid to paving, for off street parking.

Rear Garden

Fully enclosed by boundary fencing, patio areas and lawn areas.

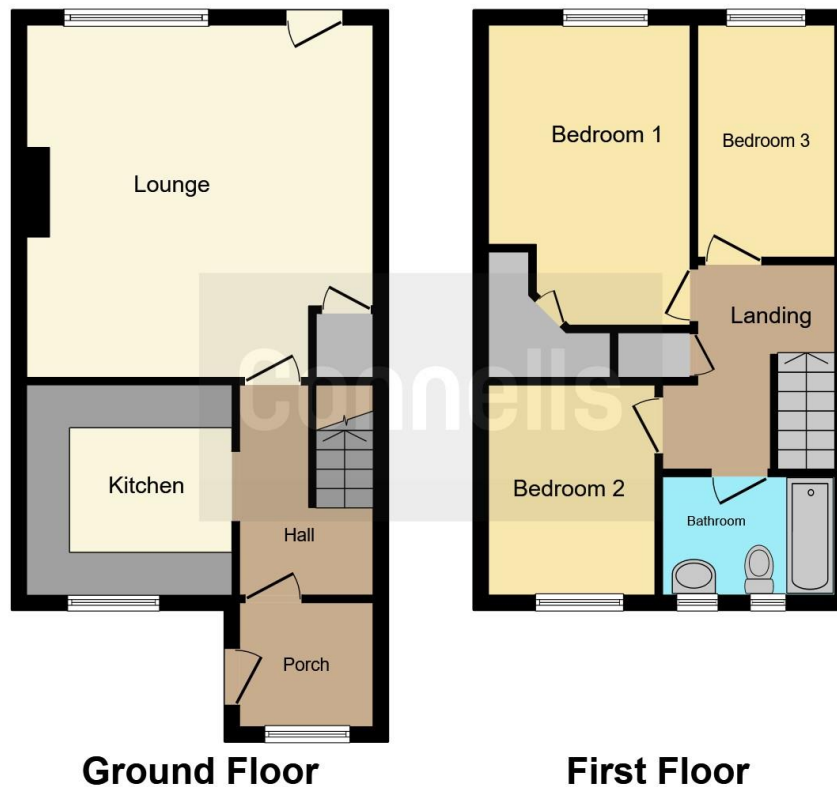
Garage

Up and over door.









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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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

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