



Connells

Normandy Drive
Yate Bristol



Property Description

This well-presented two-storey, three-bedroom semi-detached home offers thoughtfully designed accommodation ideal for families, first-time buyers, or professionals seeking a modern and practical layout within a popular residential area.

The ground floor comprises a welcoming entrance hall with downstairs cloakroom, a fitted kitchen, and a generous lounge/diner providing an excellent everyday living space with ample room for both seating and dining furniture. The rear garden is laid to lawn and has a shed providing adequate storage for garden tools.

To the first floor, the property offers three well-proportioned bedrooms, including a spacious principle bedroom, along with a modern family bathroom. The layout provides comfortable and flexible accommodation suitable for a range of buyer needs.

The property is situated in a well-established residential setting within easy reach of local amenities, schools, transport links, and green spaces, making it a convenient and attractive home for modern living.

Early viewing is highly recommended to fully appreciate the accommodation on offer.

Entrance Hall

The entrance hall leads to the kitchen, the lounge diner and the cloakroom.

Kitchen

10' 3" x 7' 2" (3.12m x 2.18m)

The kitchen comprises of cupboards above and below the work surfaces, space for a fridge freezer, washing machine and dishwasher. There is a built in oven with a 4 burner gas hob.

Living/Dining Room

14' 7" x 14' 3" (4.45m x 4.34m)

The space comprises of an understairs storage cupboard, radiator, double glazed

french doors and a double glazed window looking out onto the rear garden.

Cloakroom

The cloakroom comprises of a pedestal toilet, wash hand basin and extractor fan.

Bedroom One

13' 3" x 7' 9" (4.04m x 2.36m)

The principle bedroom comprises of a double glazed window looking out onto the rear and radiator.

Bedroom Two

11' 5" x 8' 1" (3.48m x 2.46m)

The second bedroom comprises of a double glazed window to the rear and radiator.

Bedroom Three

7' 4" x 6' 7" (2.24m x 2.01m)

This bedroom also comprises of a double glazed window looking out onto the rear and also a radiator.

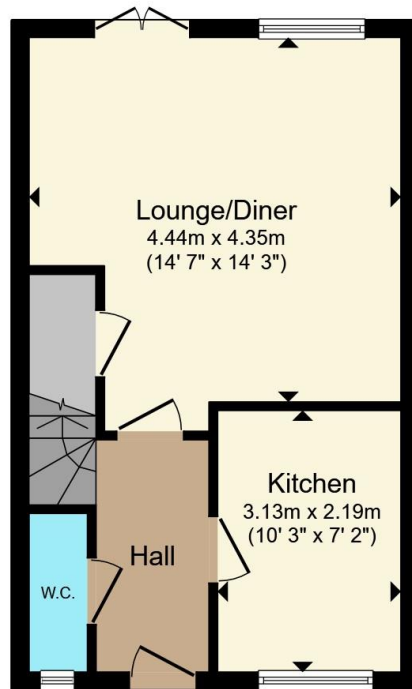
Parking

The property has one allocated parking space at the front.

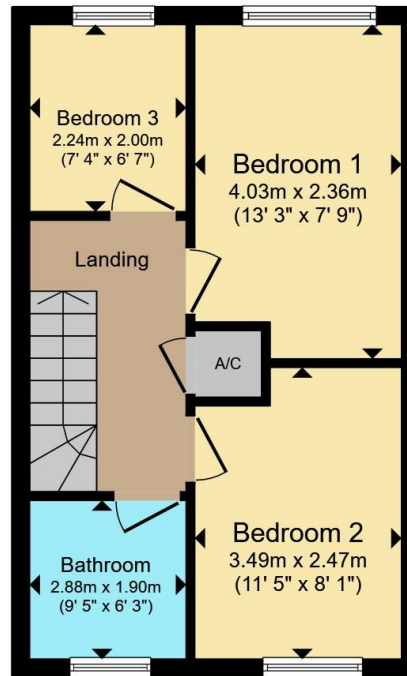
Family Bathroom

The bathroom boasts a three piece suite that includes a shower over bath, a pedestal wash hand basin and a pedestal toilet. The room also benefits from a double glazed window and radiator.





Ground Floor



First Floor

Total floor area 67.4 m² (725 sq.ft.) approx

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.propertybox.io

Connells



To view this property please contact Connells on

T 01454 320 555
E yate@connells.co.uk

72-74 Station Road Yate
BRISTOL BS37 4PH

EPC Rating: C Council Tax
Band: C

view this property online connells.co.uk/Property/YAT308330

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: YAT308330 - 0006