



**Connells**

Normandy Drive  
Yate Bristol



## Property Description

This well-proportioned three-storey semi-detached home is situated in a popular residential location and offers flexible living accommodation ideal for families, professionals, or first-time buyers.

The ground floor features a welcoming entrance hall, a modern kitchen, complemented by a spacious reception room providing comfortable everyday living space.

To the first floor is a further reception room, offering excellent versatility as a living room, dining space, or another bedroom with the Juliet balcony doors to the rear. This floor also benefits with a well-appointed family bathroom and the second bedroom. The upper floor hosts two further bedrooms, including a generous master bedroom with en-suite, creating a private and practical layout well suited to modern living.

Externally, the property benefits from a garage and one allocated parking space, adding to the convenience of the home.

Located within easy reach of local amenities, schools, transport links, and green spaces, this property represents an excellent opportunity for buyers seeking a modern home with adaptable accommodation.

Early viewing is highly recommended.

## Entrance Hall

A generous space with room to put shoes & coats. The hall leads to the downstairs cloakroom and Kitchen/dining area.

## Cloakroom

The downstairs cloakroom comprises of an obscured double glazed window to the side, toilet and a wash hand basin.

## Kitchen/Dining Room

14' 11" x 13' 7" ( 4.55m x 4.14m )

The modern kitchen boasts under & over counter cupboard storage along with space for a washing machine, fridge freezer and dishwasher. There is an integrated oven with electric hobs above and built in extractor fan. Hard flooring is fitted to ensure easy cleaning of high use areas. Light comes in through the double glazed french doors and double glazed window looking out onto the rear garden.

## Lounge

15' x 14' 5" ( 4.57m x 4.39m )

The lounge benefits from a juliet balcony looking out onto the rear of the home. This room includes a radiator and is carpeted

## Bedroom Two

10' 2" x 8' 2" ( 3.10m x 2.49m )

Situated on the first floor, this room has a double glazed window looking out onto the front and includes a radiator

## Family Bathroom

The bathroom is fitted with a bath, has a covered shower screen and is tiled to water sensitive areas. The bathroom also includes a pedestal hand wash basin, toilet and towel radiator.

## Bedroom Three

9' 3" x 9' 1" ( 2.82m x 2.77m )

The third bedroom boasts a double glazed skylight in the height restricted area and comes with a radiator.

## Bedroom One

11' 4" x 10' 4" ( 3.45m x 3.15m )

The principle bedroom includes an en-suite, radiator and dormer double glazed window to the front.

## En-Suite

This room comprises of a three piece suite that includes a shower cubicle, pedestal toilet and wash hand basin. The en-suite also benefits from having an obscured double glazed window to the rear.

### **Garage**

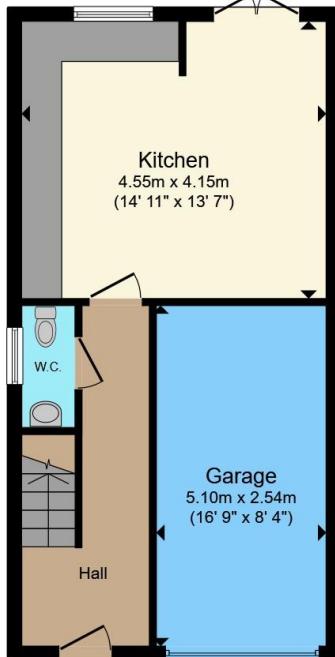
11' 4" x 10' 4" ( 3.45m x 3.15m )

The garage comprises of an up-and-over door and provides a valuable storage space.

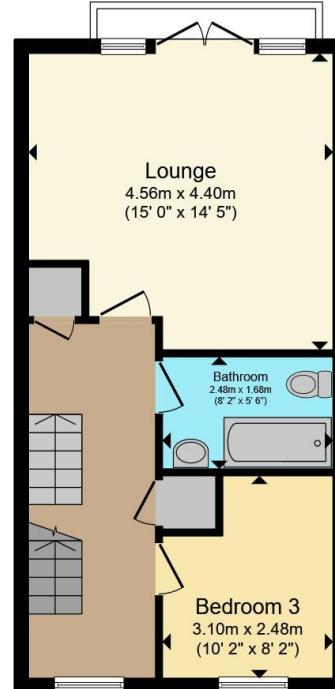
### **Parking**

One allocated parking space

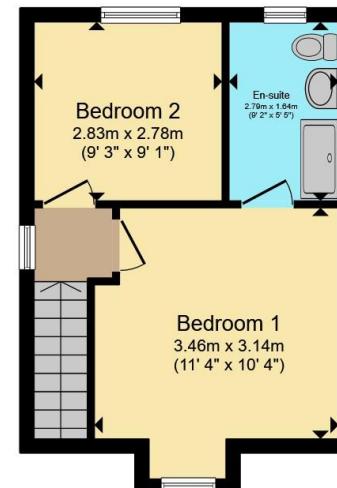




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 114.2 m<sup>2</sup> (1,229 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](http://www.propertybox.io)

**Connells**

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EPC Rating:  
Awaited

Council Tax  
Band: D

Tenure: Freehold



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