



Connells

Summers Mead
Yate Bristol



Property Description

END OF CHAINTucked away within a quiet and desirable cul-de-sac, this beautifully presented four-bedroom detached home enjoys a wonderful open outlook across green space to the front, creating a rare sense of privacy and calm while remaining close to everyday amenities.

Step inside and you're immediately greeted by a feeling of space and modern comfort. The home has been finished to a high standard throughout, offering a stylish yet practical layout ideal for modern family life. A generous separate lounge provides the perfect retreat for relaxing evenings, while the elegant dining room is ideal for entertaining guests or enjoying family meals.

The contemporary kitchen forms the heart of the home, thoughtfully designed with ample storage and workspace, and complemented by a separate utility room to keep daily living organised and clutter-free.

Upstairs, the property continues to impress with four well-proportioned bedrooms, including a luxurious principal bedroom complete with its own sleek en-suite. The remaining bedrooms are versatile and spacious, served by a modern family bathroom.

Positioned in a tucked-away setting with a lovely aspect to the front, this home offers the perfect blend of tranquillity, space and modern living. An ideal choice for families or professionals alike, properties of this quality and location are rarely available.

Early viewing is highly recommended to truly appreciate everything this exceptional home has to offer.

Hall

A welcoming and spacious entrance hall sets the tone for the home, offering a bright first impression with access to the main living areas, staircase to the first floor and a convenient ground floor cloakroom. There is ample space for coats and shoes, keeping everyday living neat and organised.

Lounge

15' x 10' 2" (4.57m x 3.10m)
The generous lounge is a superb main reception room, with natural light from the double glazed window to the front and finished in a modern, neutral style. Well-proportioned and inviting, it offers plenty of space for large sofas and media furniture - perfect for relaxing evenings with family or entertaining guests.

Kitchen

17' 3" x 9' 10" (5.26m x 3.00m)
The contemporary kitchen is both stylish and practical, fitted with modern cabinetry, ample work surface space and integrated oven and space for a dishwasher & fridge freezer. Designed with functionality in mind, it provides plenty of storage while offering a sociable layout ideal for busy family life. this space also benefits from double glazed french doors and window looking out onto the rear garden.

Utility Room

11' x 7' 11" (3.35m x 2.41m)
Located just off the kitchen, the separate utility room adds valuable practicality, housing laundry facilities and additional storage - keeping the main kitchen clutter-free and highly functional. With ample over and under counter space it will be a challenge to fill all the space that this utility provides.

Principal Bedroom

19' 5" x 7' 10" (5.92m x 2.39m)
A spacious and beautifully presented main bedroom offering plenty of room for wardrobes and additional furniture. Stylishly finished and flooded with natural light from the double glazed window to the front, it also benefits from its own private en-suite.

En-Suite

Modern and well-appointed, the en-suite features a contemporary shower enclosure, WC, wash basin, fitted radiator & a double glazed window - creating a sleek and comfortable private space.

Bedroom Two

13' 5" x 9' (4.09m x 2.74m)

Another generous double bedroom, perfect for family members or guests, offering excellent space and a bright, modern feel. This bedroom benefits from having a radiator and double glazed window.

Bedroom Three

11' 8" x 9' 11" (3.56m x 3.02m)

A well-proportioned bedroom ideal as a further double or large single, currently presented beautifully and versatile for children, guests or home office use benefiting from a double glazed window and fitted radiator.

Bedroom Four

8' 6" x 7' 10" (2.59m x 2.39m)

A great-sized fourth bedroom - ideal as a nursery, study or additional guest room - providing flexible accommodation to suit modern lifestyles and like the other three bedrooms, it benefits from having a fitted radiator and double glazed window.

Family Bathroom

The contemporary family bathroom is finished to a modern standard and comprises a bath with shower over, WC and wash basin - stylish, practical and perfect for family living. This room also benefits from having a fitted radiator and double glazed window.

Garden

With access from the side gate, kitchen or dining room, the rear garden offers a pleasant outdoor space with lawn and patio areas, ideal for relaxing, entertaining and family use. To the front, the property enjoys an attractive outlook across green space while being

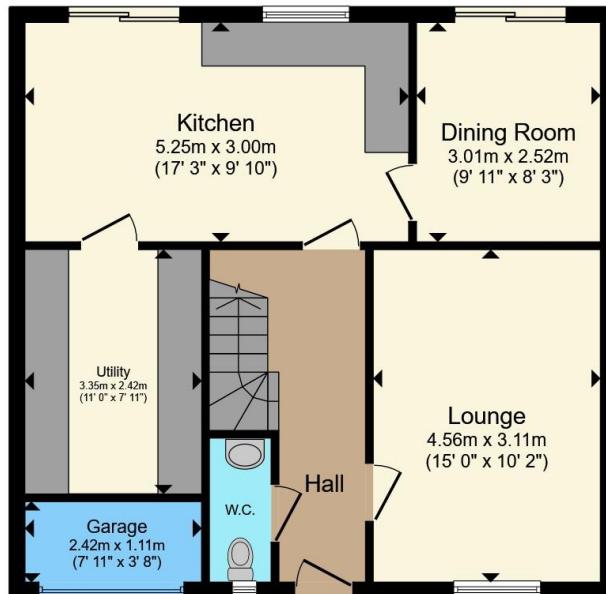
tucked away within a quiet cul-de-sac, enhancing privacy and appeal.

Garage

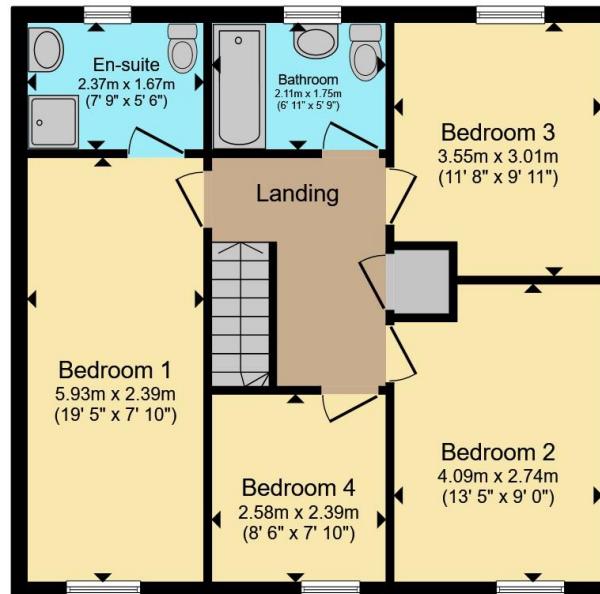
7' 11" x 3' 8" (2.41m x 1.12m)

The garage comprises of an up & over door system and has electricity plus lighting inside. This space is perfect for bicycles and storing tools ready for the hobbyist in the family.





Ground Floor



First Floor

Total floor area 120.7 m² (1,299 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

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Band: E

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Tenure: Freehold



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