

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Bramley Close

Yatton, BS49 4JY

£340,000





# 4 Bramley Close

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## HALLWAY

Built-in storage cupboard, door to kitchen, living room and door to:

## CLOAKROOM

Two piece suite with wash hand basin and low level WC, tiled surround, frosted double glazed window to side.

## LIVING ROOM

20'3" x 12'0" (6.17 x 3.66)

Two double glazed windows to front, two radiators, laminate flooring, coving to ceiling, door to dining room.

## KITCHEN

10'8" x 7'3" (3.25 x 2.21)

Refitted with a matching range of wall and base units with worktop space over, sink unit with mixer taps, tiled surround, built-in eye level oven, built-in hob, integrated fridge/ freezer, plumbing for washing machine, wine rack, laminate flooring, double glazed window to rear, heated towel rail, door to:

## DINING ROOM

13'10" max x 12'9" (4.22 max x 3.89)

Double glazed patio doors to rear garden, stairs rising to first floor landing, radiator, laminate flooring, coving to ceiling.

## LANDING

Access to loft space, built-in cupboard with wall mounted gas combination boiler, coving to ceiling, door to:

## BEDROOM 1

11'8" x 11'6" (3.56 x 3.51)

Double glazed window to front, coving to ceiling, radiator, built-in storage cupboard.

## BEDROOM 2

11'6" x 10'7" (3.51 x 3.23)

Double glazed window to rear, coving to ceiling, radiator, built-in storage cupboard.

## BEDROOM 3

9'4" x 8'4" (2.84 x 2.54)

Double glazed window to front, coving to ceiling, radiator.

## BEDROOM 4

8'4" x 6'8" (2.54 x 2.03)

Double glazed window to rear, radiator.

## BATHROOM

Frosted double glazed window to side, refitted with a three piece suite, panelled bath with electric shower over, glass screen, wash hand basin and low level WC, tiled surround, heated towel rail.

## GARAGE

Single garage with up and over door.

## OUTSIDE

To the front there is a single garage, steps lead up to the property, well stocked flower and shrub beds, access to the rear. The beautiful rear gardens enjoys wonderful countryside views and lovely seating areas to sit and relax. The remaining garden is laid to lawn with various shrub and flower beds, garden shed.

## Agent Notes

Council Tax Band D



Road Map



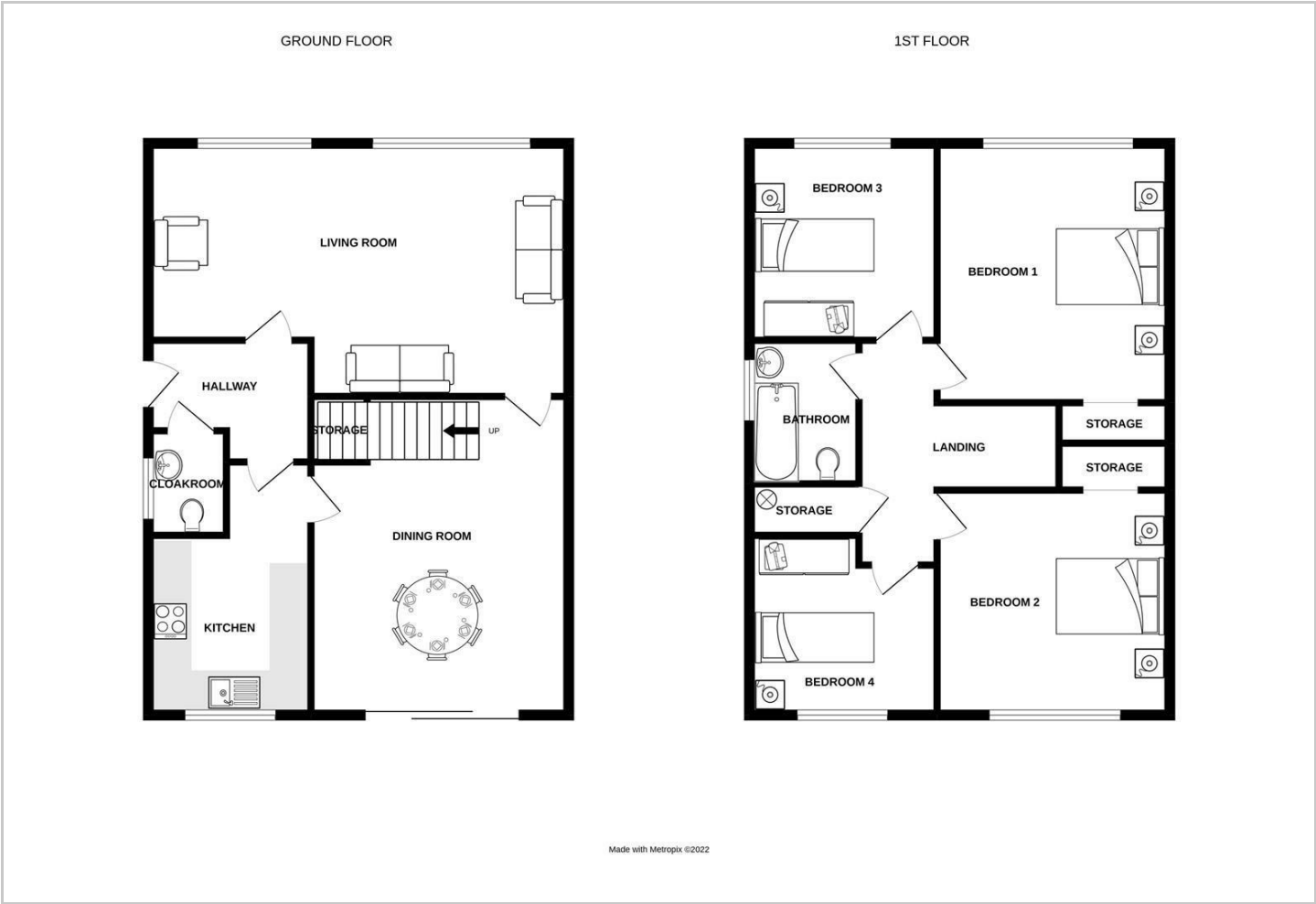
Hybrid Map



Terrain Map



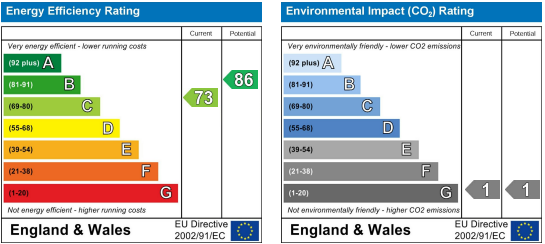
Floor Plan



Viewing

Please contact our Hunters Yatton Office on 01934 834 446 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.