



Canterbury Close, Yate Bristol BS37 5TJ

welcome to

Canterbury Close, Yate Bristol

NO ONWARD CHAINSOUTHERLY FACING GARDEN*** A well presented four bedroom detached family home located in the popular town of Yate, Accommodation comprises; Entrance hall, Cloakroom, Lounge/Diner, Kitchen/Diner, Utility Room, Conservatory, Four bedrooms & Family Bathroom.

Entrance Hall

Double glazed door to front, cupboard, radiator, tiled flooring

Cloakroom

Double glazed window to front, w/c, wash hand basin, radiator, tiled flooring

Lounge/Diner

26' 1" x 11' 7" (7.95m x 3.53m)

Double glazed window to front bay, French doors to rear, feature electric fireplace

Kitchen/Diner

16' 5" x 16' 3" (5.00m x 4.95m)

Double glazed window to rear, French doors to rear, a modern fitted kitchen with both wall and floor units with work surfaces over, stainless steel sink & drainer, electric oven, gas hob with extractor fan over, breakfast bar, integrated dishwasher & washing machine, space for fridge freezer, radiator, tiled flooring

Utility Room

5' 4" x 6' 4" (1.63m x 1.93m)

Door to garage, space for washing machine & tumble dryer

Conservatory

Double glazed windows & door to rear

Landing

Loft hatch, ladder, lighting, part boarded

Bedroom One

12' 8" x 10' 4" (3.86m x 3.15m)

Double glazed window to rear, built in cupboard, radiator

Bedroom Two

10' 2" x 9' 10" (3.10m x 3.00m)

Double glazed window to front, radiator

Bedroom Three

9' 10" x 9' (3.00m x 2.74m)

Double glazed window to rear, built in cupboard, radiator

Bedroom Four

9' x 6' 6" (2.74m x 1.98m)

Double glazed window to front, radiator

Bathroom

Double glazed window to side, bath with shower over, w/c, vanity wash hand basin, chrome effect towel radiator, tiled walls, tiled flooring, extractor fan



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



welcome to

Canterbury Close, Yate Bristol

- NO ONWARD CHAIN
- SOUTHERLY FACING
- FOUR BEDROOM DETACHED FAMILY HOME
- CLOAKROOM & UTILITY ROOM
- DRIVEWAY

Tenure: Freehold EPC Rating: D

£475,000



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Property Ref:
CPS105093 - 0002

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