



**Normead Drive, Yate Bristol BS37 7FT**



**welcome to**

## **Normead Drive, Yate Bristol**

\*\*\* SOUTH FACING GARDEN \*\*\*OFF STREET PARKING \*\*\* A beautifully finished three bedroom offering the following: Entrance hall, kitchen diner, lounge, cloakroom, three bedrooms, ensuite and bathroom. The property has a generous rear garden and parking for multiple vehicles.

### **Entrance Hall**

Double glazed composite door to front, radiator, wood effect luxury vinyl tile floor.

### **Cloakroom**

Hand wash basin, w/c, radiator, luxury vinyl tiled flooring

### **Lounge**

16' 3" x 15' 1" ( 4.95m x 4.60m )

Double glazed window to front, radiator

### **Kitchen Diner**

15' 1" x 10' 6" ( 4.60m x 3.20m )

Double glazed windows and French doors to garden, a modern fitted kitchen with both wall and floor units and work surfaces over, tiled splashbacks, stainless steel sink & drainer, integrated dishwasher & washer/dryer, integrated fridge freezer, combi boiler, spotlights inset to ceiling, understairs storage, underfloor heating topped with tiled floor.

### **Landing**

Doors to all rooms, loft access which is insulated.

### **Master Bedroom**

Double glazed window to front, radiator, fitted wardrobes and door to ensuite

### **Ensuite**

Shower cubicle with electric shower, w/c, wash hand basin, part tiled walls, spotlights, extractor fan, wall mounted mirror with light feature, tiled flooring.

### **Bedroom Two**

10' 2" x 8' 6" ( 3.10m x 2.59m )

Double glazed window to rear aspect, radiator

### **Bedroom Three**

8' 9" x 6' 3" ( 2.67m x 1.91m )

Double glazed window to front aspect and radiator.

### **Bathroom**

Double glazed window to rear aspect, w/c, wash hand basin, bath with mixer taps and thermostatically controlled shower over, extractor fan, spotlights, part tiled walls, tiled flooring

### **Front Garden**

Laid to block paving and providing parking for two cars side by side.

### **Rear Garden**

A generous Southerly facing garden fully enclosed by boundary fence with gated side access. Extended patio to artificial lawn and composite decking to rear.





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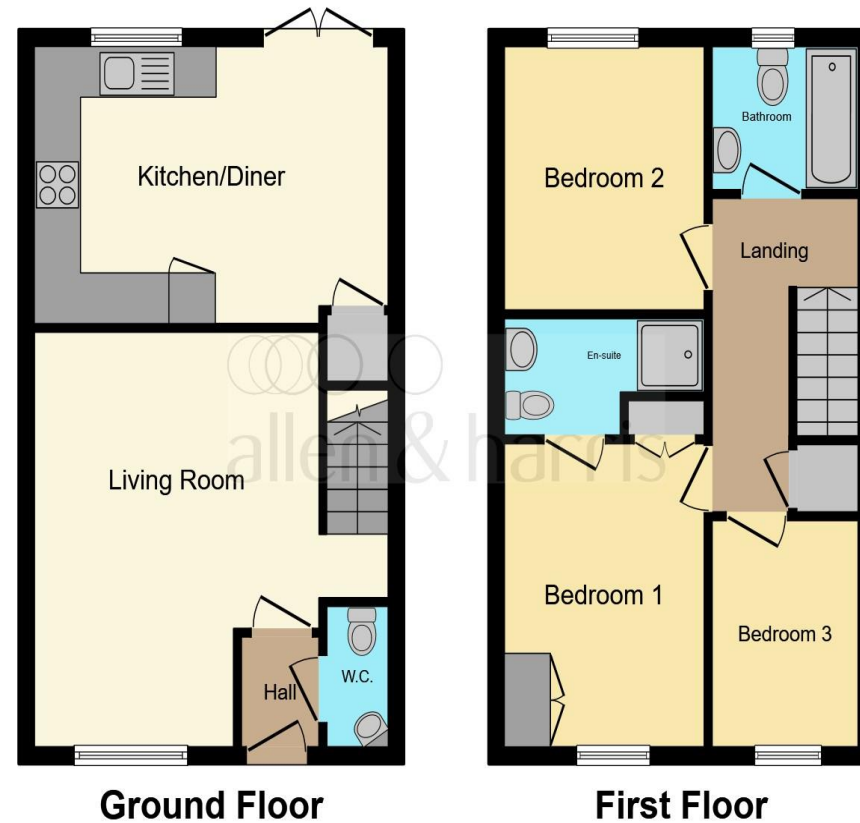
- Three Bedroom End Terrace Home
- Kitchen Diner
- Cloakroom, Bathroom and Ensuite
- Generous SOUTH facing Garden
- Parking for two vehicles

Tenure: Freehold EPC Rating: B

Council Tax Band: C

offers in excess of

**£330,000**



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Property Ref:  
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