



**Sunningdale, Yate Bristol BS37 4HD**



**welcome to**

## **Sunningdale, Yate Bristol**

\*\*\*\* GENEROUS PLOT \*\*\*\* This three-bedroom house presents an excellent opportunity for families and individuals alike. The attractive lounge/diner is perfect for both relaxation and entertaining with three bedrooms, a main bathroom, conservatory,garage and a outbuilding, ample parking.

### **Entrance Porch**

Double glazed windows and doors to front. Tiled flooring.

### **Lounge/Diner**

25' 7" x 13' 1" ( 7.80m x 3.99m )

Double glazed window to front, patio doors leading to conservatory to rear, woodburner, oak effect flooring, two radiators.

### **Kitchen**

10' 2" x 9' 4" ( 3.10m x 2.84m )

Double glazed window and door to rear, wall and base units with worktops over, eye level double oven, induction hob with extractor fan, sink and drainer, free standing washing machine, dishwasher, built in fridge/freezer, tiled flooring.

### **Conservatory**

18' 11" x 9' 6" ( 5.77m x 2.90m )

Double glazed windows and doors to rear, tiled flooring.

### **Bedroom One**

14' 1" x 11' 3" ( 4.29m x 3.43m )

Double glazed window to rear, built in wardrobes, radiator.

### **Bedroom Two**

11' 7" x 11' 4" ( 3.53m x 3.45m )

Double glazed window to front, radiator.

### **Bedroom Three**

8' 2" x 7' 9" ( 2.49m x 2.36m )

Double glazed window to front, radiator.

### **Bathroom**

Double glazed window to rear, W/C, Wash hand basin with vanity unit, shower cubicle, tiled walls and

flooring, extractor fan, heated towel rail.

### **Garage**

Up and over door to front, double glazed side door leading to garden, off street parking.

### **Outbuilding**

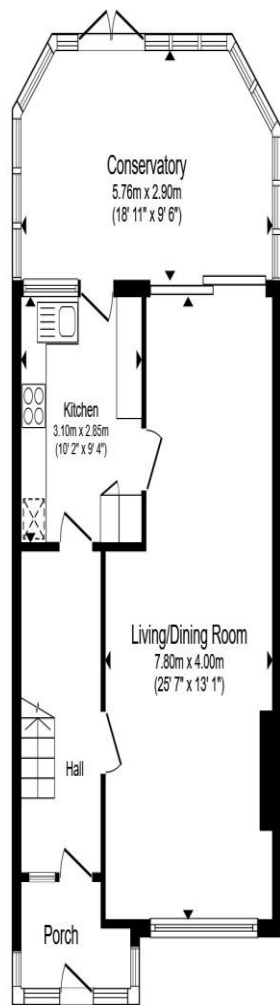
Shed to side for storage or workshop.

### **Rear Garden**

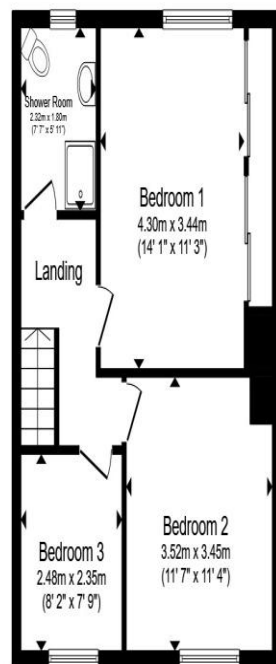
Enclosed rear garden , patio area, grass with boarder, path leading to rear access.

### **Front Garden**

parking for multiple vehicles,



**Ground Floor**



**First Floor**

Total floor area 114.4 m<sup>2</sup> (1,232 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)



**welcome to**  
**Sunningdale,**  
**Yate Bristol**

- END-TERRACED PROPERTY
- THREE BEDROOMS
- LOUNGE/DINER
- CONSERVATORY
- GENEROUS ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

offers in excess of  
**£350,000**



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Property Ref:  
CPS105307 - 0002

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