



**Bennetts Court,
Bristol, BS37 4XH**

PRICE: £325,000

Property Features

- Detached House
- 2 Bedrooms
- 2 Reception Rooms
- Popular Cul De Sac
- Close to Chipping Sodbury High Street
- Cloakroom
- Conservatory
- No Chain
- Garage and Parking
- **MUST BE VIEWED**

Full Description

Nestled in the popular location of Bennetts Court, this delightful detached house presents an excellent opportunity for those seeking a comfortable and convenient home. Boasting two spacious reception rooms, this property offers ample space for both relaxation and entertaining. The two well-proportioned bedrooms provide a peaceful retreat, while the modern bathroom ensures all your needs are met.

One of the standout features of this home is its enviable location. Situated within walking distance to the vibrant Chipping Sodbury High Street, residents can enjoy easy access to a variety of shops, cafes, and local amenities. The property is also set in a popular cul-de-sac, providing a tranquil environment that is perfect for families or those looking for a quiet neighbourhood.

With no chain involved, this home is ready for you to move in and make it your own. Whether you are a first-time buyer or looking to downsize, this property offers a wonderful blend of comfort and convenience in a sought-after area. Don't miss the chance to view this charming home in Yate, where you can enjoy both the peace of suburban living and the vibrancy of nearby amenities.

Entrance Hall

Door to Living Room. Door to:

Cloakroom

White suite comprising Low level W.C. Corner vanity unit with sink and cupboards below. Radiator. Part tiled walls. Opaque double glazed window.

Living room

12'5" x 11'10" (3.79m x 3.61m)

Front aspect. Feature fire surround with inset gas coal effect fire. Double radiator. Double glazed window. Under stairs cupboard. Opening to:



Dining Room

8'10" x 8'0" (2.71m x 2.45m)

Garden aspect. Double radiator. Door to kitchen. Sliding double doors to:

Conservatory

15'3" x 8'6" (4.66m x 2.60m)

Double glazed door to driveway. Double glazed windows. Radiator. Double opening doors to rear garden

Kitchen

10'2" x 6'1" (3.12m x 1.86m)

Garden aspect. Range of worktop surfaces with inset single drainer stainless steel sink with mixer tap. Inset 4 ring 'Neff' hob with extractor over. Built in 'Neff' double oven with pan cupboards above and below. Range of base level cupboards and drawers. Wall mounted cupboards. Space for washing machine. Double glazed window. Tiled walls.

Landing

Access to roof space. Doors to:

Bedroom 1

12'0" x 8'0" (3.68m x 2.45m)

Front aspect. Triple mirrored wardrobe cupboards with hanging space and shelving. Cupboard housing boiler. Walk in cupboard. Radiator. Double glazed window.

Bedroom 2

9'11" x 8'3" (3.04m x 2.54m)

garden aspect. Two sing wardrobe cupboards with adjoining blanket cupboards. Double glazed window. Radiator.

Shower Room

Tiled double shower with wall mounted shower and glass screen. Vanity unit with inset wash hand basin and double cupboard under. Low level W.C. Towel rail. Opaque double glazed window.

Front garden

Block paved with gravel border. Driveway leading to

Garage


15'6" x 8'6" (4.74m x 2.60m)

up and over door. Light and power. Door to rear garden.

Rear Garden

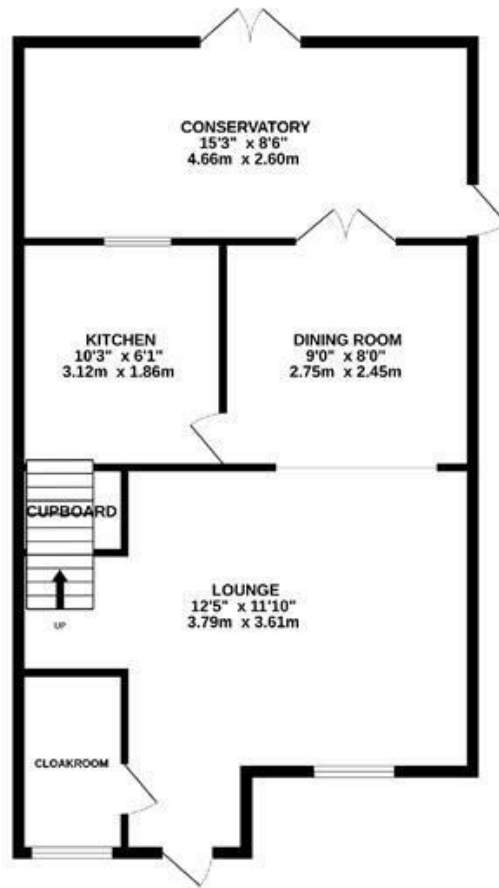
paved patio with raised flower and shrub borders. Door to garage.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			87
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		63	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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