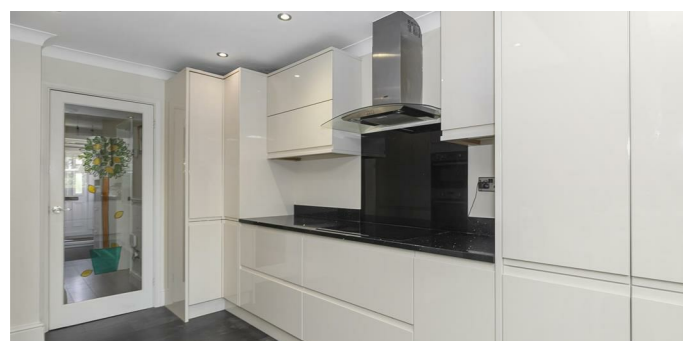




**Sturmer Close,
Yate, BS37 5UR**

**PRICE: Offers In
Excess Of £450,000**

Property Features

- Extended Detached Family House
- 4 Bedrooms
- Living Room
- Dining Room
- Large Kitchen/Breakfast Room
- Utility & Cloakroom
- Garage & parking
- Private Rear Garden
- Sought After Cul-De-Sac
- No Chain

Full Description

Situated in the popular cul-de-sac of Sturmer Close in Yate, this delightful detached house offers a wonderful opportunity for those seeking a spacious family home. Spanning an impressive 1,370 square feet, the property boasts a well-thought-out layout that is both practical and inviting.

As you approach the house, you will appreciate the peaceful surroundings that this popular cul-de-sac provides, making it an ideal setting for families and individuals alike. The absence of a chain ensures a smooth and efficient purchasing process, allowing you to settle into your new home without unnecessary delays.

Inside, the property features generous living spaces that are perfect for both relaxation and entertaining. The well-proportioned rooms allow for a variety of furnishings and personal touches, creating a warm and welcoming atmosphere. The detached house offers added privacy and the potential for outdoor enjoyment in the garden.

Sturmer Close a highly sought after location and is conveniently located, providing easy access to local amenities, schools, and transport links, making it a desirable location for those who value both tranquillity and convenience. This property presents an excellent opportunity for anyone looking to establish their roots in a friendly community.

In summary, this detached house in Sturmer Close is a rare find, combining space, comfort, and a prime location. Whether you are a first-time buyer or looking to upgrade, this home is sure to meet your needs and exceed your expectations. Do not miss the chance to make this lovely property your new home.



Entrance Porch

Entrance Hall

Cloakroom

Living Room
15'3" x 13'1" (4.67m x 4.00m)

Dining Room
10'6" x 9'6" (3.22m x 2.90m)

Kitchen/Breakfast Room
19'10" x 16'5" (6.06m x 5.01m)

Utility Room
9'0" x 7'8" (2.75m x 2.35m)

Landing

Bedroom 1
12'1" x 11'4" (3.69m x 3.47m)

Bedroom 2
10'5" x 9'2" (3.20m x 2.80m)

Bedroom 3
8'4" x 8'3" (2.56m x 2.52)

Bedroom 4
8'5" x 6'7" (2.58m x 2.02m)

Shower Room

Front garden

Garage
16'1" x 7'8" (4.91m x 2.35m)

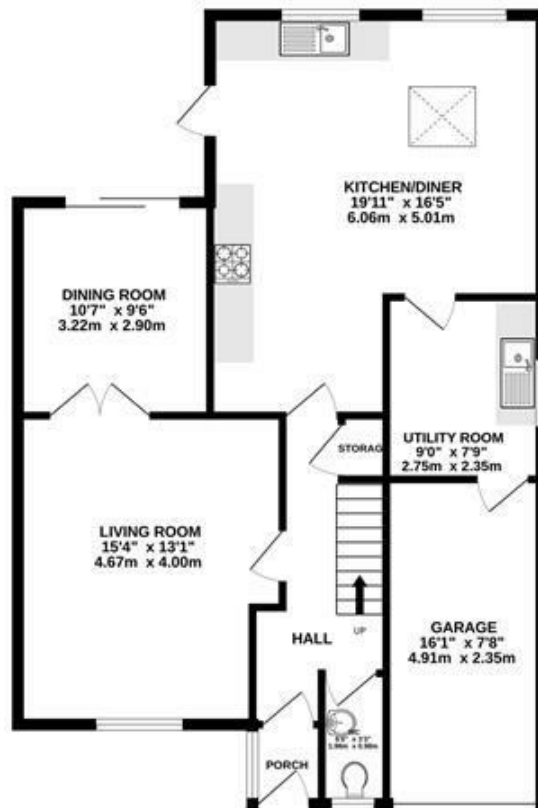
Rear Garden



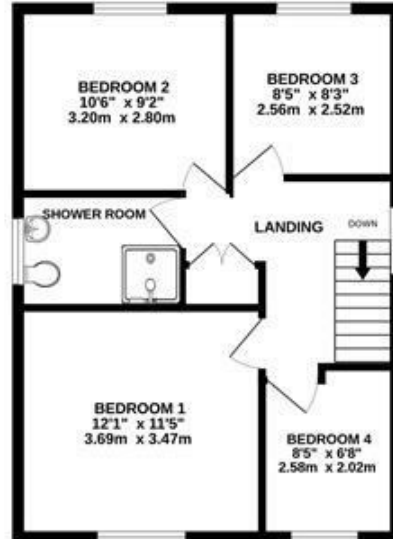
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	78
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

GROUND FLOOR
882 sq. ft. (82.0 sq.m.) approx.



1ST FLOOR
492 sq. ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA : 1374 sq.ft. (127.6 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements