



Connells

Normandy Drive
Yate Bristol



Property Description

This exceptional three-storey townhouse on the highly coveted Normandy Drive in Yate offers a refined blend of space, style, and contemporary comfort. Thoughtfully arranged across three beautifully balanced floors, it provides an elevated standard of modern family living. With four bedrooms, a private ensuite to the principal suite, a garage, and impeccably presented interiors, this home is perfectly suited to growing families or those seeking adaptable, premium living space.

The ground floor opens with an inviting entrance hall and a discreet cloakroom/WC, setting the tone for the home's considered design. A generous, well-appointed kitchen provides extensive worktop space and storage—ideal for both relaxed daily cooking and effortless entertaining. To the rear, a bright and elegantly finished lounge captures abundant natural light and offers a serene outlook over the garden.

The first floor hosts two spacious bedrooms and a sleek, contemporary family bathroom. The entire top floor is devoted to the impressive principal bedroom suite, complete with its own ensuite shower room, forming a luxurious private sanctuary. A further bedroom on this level adds valuable flexibility for family living or home working.

Outside, the property enjoys a private rear garden—perfect for alfresco dining or quiet relaxation. A garage provides secure parking and useful storage, while the location offers excellent transport links, nearby green spaces, and access to local cycle routes.

Entrance Hall

Cloakroom

This space is perfect for guests to use without having the need to go upstairs. The room features a toilet, sink & extractor.

Kitchen

16' 11" x 8' (5.16m x 2.44m)
Modern fitted kitchen with wooden cabinetry, integrated worktops, tiled splashback, and a gas hob with oven below. Space and plumbing for appliances, vinyl flooring, and ceiling spotlights. Double glazed window facing to the front.

Lounge

13' 7" x 12' 10" (4.14m x 3.91m)
Bright reception room with natural decor, carpet throughout, and a radiator beneath the window line. Double-glazed French doors facing the rear, opening directly to the garden.

First Floor

Bedroom Two

12' 11" x 12' 4" (3.94m x 3.76m)
Spacious double bedroom with carpet throughout, neutral decoration, wall-mounted radiator and double-glazed window facing to the rear.

Bedroom Four

11' 1" x 6' 3" (3.38m x 1.91m)
Well-presented bedroom with carpet throughout, wall-mounted radiator, and a double-glazed window facing the front.

Bathroom

Modern three piece bathroom suite comprising WC, wash hand basin and bath with shower over. Partially tiled walls, vinyl flooring and a chrome towel rail.

Second Floor

Bedroom One

15' 3" x 12' 11" (4.65m x 3.94m)

Large principal bedroom with carpet throughout, wall-mounted radiator, and a double-glazed window facing the rear. Ceiling fan/light fitted.

En-Suite

Shower enclosure, WC, and wash hand basin. Vinyl flooring, partially tiled walls and chrome towel rail.

Bedroom Three

11' 9" x 9' 4" (3.58m x 2.84m)

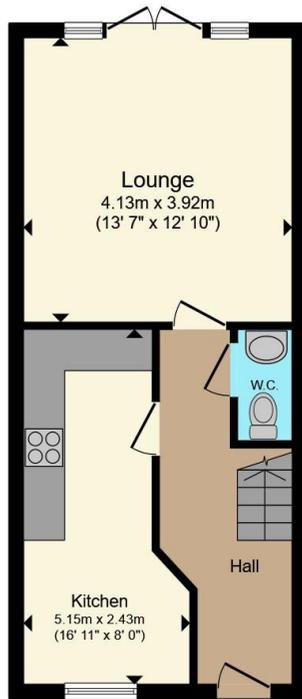
Well-proportioned bedroom with carpet throughout, wall-mounted radiator and double-glazed window facing the front.

Rear Garden

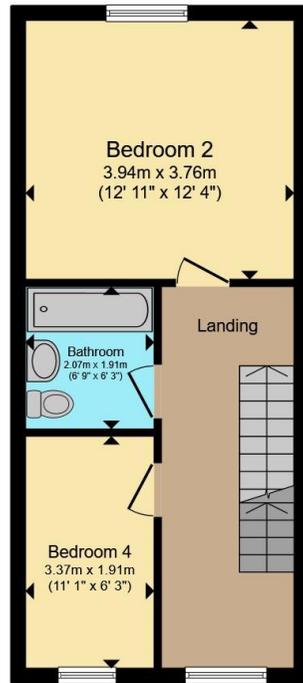
Enclosed and private tiered garden with path through to patio area offering space for outdoor furniture, perfect for entertaining. Lawn area with flower beds around.

Garage

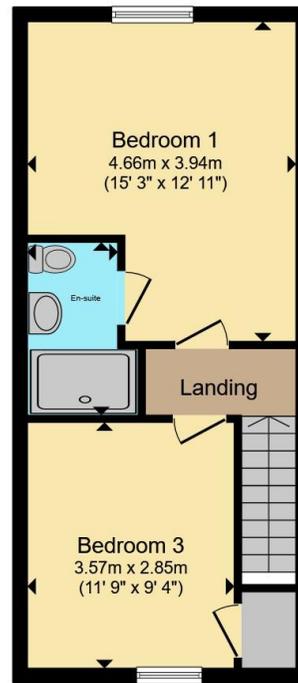




Ground Floor



First Floor



Second Floor

Total floor area 110.4 m² (1,188 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



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EPC Rating: Awaited
 Council Tax Band: D

Tenure: Freehold



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