



62 Fletcher Road, Yate, Bristol

- Four Bedroom Detached House
- Sought After Position Overlooking Green
- Upgraded Kitchen/Diner/Family Room
 - Bathroom & Ensuite
- Oversized Garage & Driveway
- Very Well Presented
 - Lounge
 - Utility & Cloakroom
- Landscaped Southerly Facing Garden

£475,000

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HERE TO GET *you* THERE

Nestled in a small cul de sac of Fletcher Road, Yate, Bristol, this modern detached house, built in 2022, presents an exceptional opportunity for families seeking a contemporary home. Spanning an impressive 1,356 square feet, the property boasts a well-thought-out layout that combines comfort and functionality.

Upon entering, you are greeted by a welcoming entrance hall that leads to a convenient cloakroom. The spacious dual aspect lounge provides an ideal space for relaxation, while the open-plan kitchen/diner/family room is perfect for entertaining and family gatherings. This area is complemented by a utility room, enhancing the practicality of daily living.

The first floor features four generously sized bedrooms, ensuring ample space for family members or guests. The master bedroom benefits from an ensuite shower room, offering a private retreat, while the family bathroom serves the remaining bedrooms with ease.

This home is equipped with double glazing and gas central heating, ensuring warmth and energy efficiency throughout the year. The property also includes an oversized garage and driveway parking for two/three vehicles, a valuable asset in today's busy world.

The beautifully landscaped southerly enclosed garden provides a serene outdoor space, perfect for enjoying sunny days or hosting barbecues with friends and family.

In summary, this modern house on Fletcher Road is a delightful blend of style, comfort, and practicality, making it an ideal choice for those looking to settle in a vibrant community. Don't miss the chance to make this wonderful property your new home.



Entrance Hallway

Double glazed door, wood effect flooring, radiator, storage cupboard, doors into

Cloakroom

White suite comprising pedestal wash hand basin, part tiled splashback, WC, radiator, tiled effect flooring, extractor fan, ceiling spotlight.

Lounge

21'11" x 14'11" - 11'11"

Double glazed window to the side and front and double glazed full length box style window to the front, TV point, two radiators, wood effect flooring.

Kitchen/Diner/Family Room

21'1" x 15'8" max

Double glazed window to the front, double glazed box style full length windows and French doors overlooking the garden, upgraded kitchen to include wall, drawer and base units with under lighting and granite work surfaces over, sink with mixer tap, breakfast bar seating area, built in appliances to include, electric double oven, hob with stainless steel extractor hood over, fridge/freezer and dishwasher, TV point, wood effect flooring, radiator, ceiling spotlights, door into

Utility Room

5'7" x 6'

Double glazed door to the side, wall and base unit with work surface over, wall cupboard housing gas boiler, spaces for washing machine and tumble dryer, radiator, under stair storage cupboard, wood effect flooring.

First Floor Landing

Double glazed window to the rear, access to loft space, storage cupboard, radiator, doors into

Bedroom One

17'7" - 9'4" x 11'8" max

Double glazed windows to the front and side, radiator, door into

En-Suite

Double glazed window to the side, white suite comprising double shower cubicle, WC, pedestal wash hand basin, part tiled walls, radiator, tiled effect flooring, extractor, ceiling spotlights.

Bedroom Two

12' x 10'2"

Double glazed window to the front, radiator.

Bedroom Three

12'4" x 8'8"

Double glazed window to the side, radiator.

Bedroom Four

8'4" x 7'

Double glazed window to the front, built in cupboard, radiator.

Bathroom

Double glazed window to the rear, white suite comprising, panelled bath with shower over, pedestal wash hand basin, WC, heated towel rail, ceiling spotlight, extractor fan, part tiled walls, tiled effect flooring.

Outside

The front and side of the property have well stocked shrub and flower bed borders with hedge screening the front of the property overlooking the green with mature tree.

The enclosed landscaped, southerly facing garden is laid to artificial lawn with raised flower bed, shrubs and small tree borders, outside tap, Pergola patio area with paved pathway to both sides of the property and gated access leading to the front.

Garage

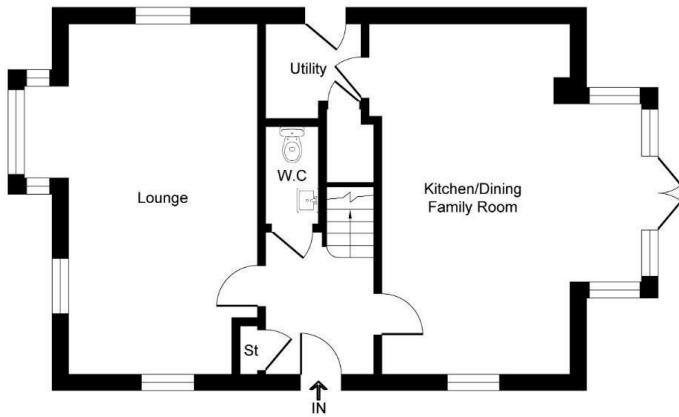
There is a detached oversized garage to the front of the property with up and over door, light and power, with electric charger point and driveway providing off street parking for a further two/three vehicles.

Agents Note

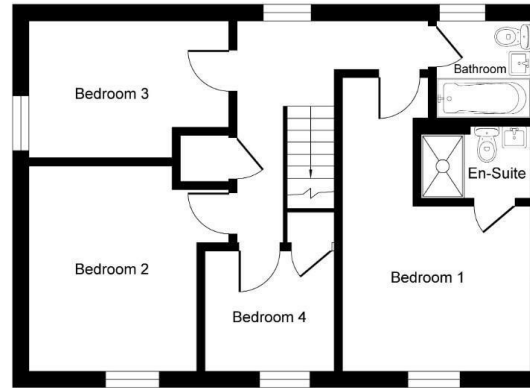
There is an annual community charge of £376 payable.

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Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



Viewing

Please contact our Hunters Yate Office on 01454 313575 if you wish to arrange a viewing appointment for this property or require further information.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

80-82 Station Road, Yate, Bristol, BS37 4PH
Tel: 01454 313575 Email:
yate@hunters.com <https://www.hunters.com>