







69A Westerleigh Road, Yate, Bristol

- Well Presented Non Estate Detached House
- Dining Room
- Utility & Cloakroom
- 4 Bedrooms (Master Ensuite)
- Stunning Enclosed Gardens
- Lounge
- Kitchen/Breakfast
- Conservatory
- Modern White Bathroom
- Garage & Extensive Off Street Parking

£525,000

HUNTERS®
HERE TO GET *you* THERE

Nestled on the charming Westerleigh Road in Yate, Bristol, this impressive detached family home offers a perfect blend of comfort and convenience. As you step through the entrance hall, you are greeted by a welcoming cloakroom, leading you into a spacious lounge adorned with a delightful bay window, perfect for relaxing with family or entertaining guests. The dining room flows seamlessly into a bright conservatory, creating an inviting atmosphere for gatherings. The well-appointed kitchen/breakfast area, along with a practical utility room, ensures that all your culinary needs are met.

Upstairs, you will find four generously sized bedrooms, including a master suite complete with an ensuite shower room, providing a private retreat for the homeowners. A family bathroom serves the other bedrooms, ensuring ample facilities for everyone.

This home is equipped with double glazing and gas central heating, ensuring warmth and comfort throughout the year. The landscaped, enclosed garden is a wonderful outdoor space, ideal for children to play or for hosting summer barbecues. Additionally, the property boasts a substantial 24-foot garage and extensive off-street parking, accommodating multiple vehicles with ease.

Situated in the heart of Yate, this property is within walking distance to a variety of retail, leisure, and medical centres. Commuting is made simple with excellent transport links available by bike, rail, bus, and car. Viewing is highly recommended to appreciate the true beauty and potential of this remarkable home.










Entrance Hallway
Double glazed door with double glazed side panel, stairs to 1st floor, radiator, doors into

Cloakroom
Double glazed window to the front, white WC, wash hand basin with tiled splash back, wood effect flooring.

Lounge
20'10" into bay x 12'1"
Double glazed bay window to the front with window seat, TV point, gas feature fireplace, radiator, wood effect flooring, multi paned French doors opening into

Dining Room
11'2" x 10'2"
Double glazed patio doors into the conservatory, radiator, wood effect flooring, door into

Kitchen
15'2" x 9'9"
Double glazed window, range of matching wall, drawer and base units with work surface over, 1.5 sink unit, built in double oven, gas hob with extractor fan over, integrated dishwasher, breakfast bar, Tv point, radiator, door to hallway, and further door into

Utility Room
9'4" x 8'1"
Double glazed window to the rear, double glazed door to the side, wall and base units with work surface over, wall mounted gas boiler, spaces for fridge/freezer and tumble dryer, plumbing for washing machine, courtesy door into garage.

Conservatory
11' x 10'2"
Double glazed construction on dwarf wall, polycarbonate roof, tiled floor, double glazed French doors to the garden.

First Floor Landing
Double glazed window to the side, access to loft space, airing cupboard housing hot water tank and shelving, doors into

Bedroom One
13'1" x 10'2"
Double glazed window to the front, ceiling spotlights, radiator, door into

En-Suite
Double glazed window to the front, white suite comprising, tiled shower cubicle, pedestal wash hand basin, WC, heated towel rail, tiled to visible wall and floor area.

Bedroom Two
13'1" x 10'1" - 8'6"
Double glazed window to the rear, radiator.

Bedroom Three
10'2" x 7'1"
Double glazed window to the rear, radiator.

Bedroom Four
10' x 7' max
Double glazed window to the front, radiator.

Bathroom
Double glazed window to the side, white suite comprising panelled bath, pedestal wash hand basin, WC, heated towel rail, part tiled walls, wood effect flooring.

Outside
The front has a stone boundary wall with mature trees and driveway laid to chippings, providing off street parking for multiple vehicles.
The well maintained landscaped enclosed rear garden is laid to lawn with well stocked shrubs and bushes, large garden pond, two patio areas, outside tap, gated access leading to the front.

Garage
24'6" x 8'8"
Detached garage with up and over door, light and power, courtesy door into the utility room.

Agents note
Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted.



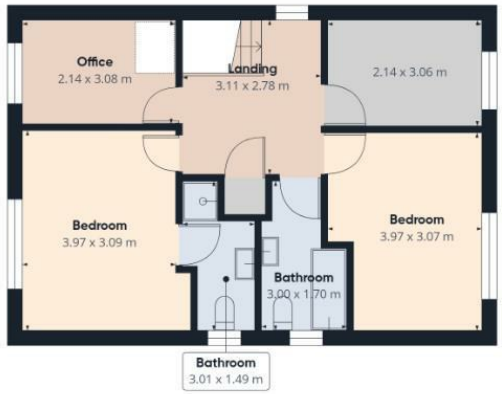









Floor 0



Floor 1

Approximate total area(1)

122.3 m²

Reduced headroom

1 m²

(1) Excluding balconies and terraces

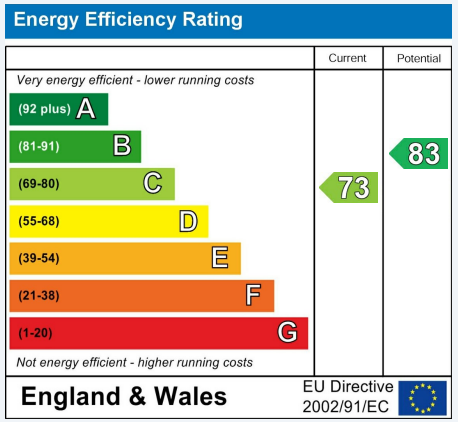
Reduced headroom ..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.



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.

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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.

The Property Ombudsman

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