



Field House Broad Lane, Yate, Bristol

- Well Presented
 - Lounge
 - Cloakroom
 - Family Bathroom
- Tandem Double Parking
- Detached Family Home
- Modern Fitted Kitchen/Diner
- 3 Bedrooms (Master En-Suite)
- Southerly Facing Rear Garden

£400,000

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HERE TO GET *you* THERE

Nestled in the desirable area of Broad Lane, Yate, Bristol, this well-presented three-bedroom house is a splendid example of modern living. Built in 2013 by Newland Homes, this property boasts a charming entrance hall that leads to a cloakroom, providing convenience for both residents and guests.

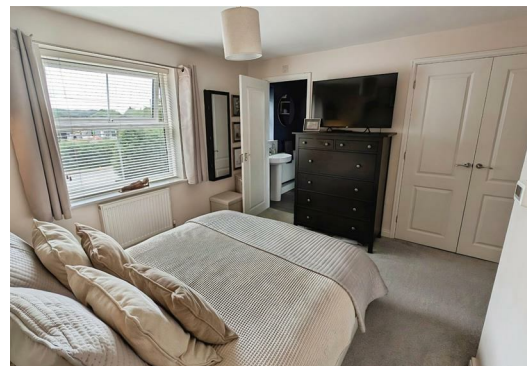
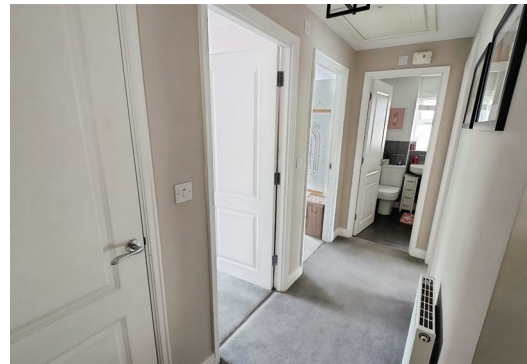
The spacious lounge features a delightful bay-fronted window, allowing natural light to flood the room, creating a warm and inviting atmosphere. The heart of the home is undoubtedly the beautifully refitted kitchen/diner, which comes equipped with built-in appliances, making it perfect for both casual dining and entertaining.

The property comprises three well-proportioned bedrooms, with the master bedroom benefiting from an ensuite shower room, ensuring privacy and comfort. A further family bathroom serves the additional bedrooms, providing ample facilities for family living.

Additional features include double glazing and gas central heating, ensuring a cosy environment throughout the year. The southerly-facing enclosed garden offers a private outdoor space, ideal for relaxation or family gatherings. For those with vehicles, the property includes tandem double parking, a valuable asset in this sought-after location.

The location combines access to countryside walks with everyday convenience, Engine Common and surrounding green spaces are nearby, great school connections including North Road Primary and Brimsham Green.

This home is situated within a select development, making it a rare find in the market. Viewing is strongly advised to fully appreciate the quality and appeal of this delightful property.



Entrance Hallway

Double glazed door and double glazed window to the front, stairs to 1st floor with storage under, radiator, doors into

Cloakroom

Double glazed window, white suite comprising, pedestal wash hand basin with mixer tap and tiled splash back, WC, radiator.

Lounge

17'2 into bay x 11'

Double glazed bay window to the front, double glazed window to the side, TV point, two radiators, part panelled feature walls.

Kitchen/Diner

17'7" x 11'3"

Double glazed window and double glazed French doors to the rear, range of modern wall, drawer and base units with work surface over, 1.5 sink unit with mixer tap, electric oven, hob with extractor fan over, integrated appliances to include microwave, dishwasher, fridge/freezer and wine cooler, plumbing for washing machine, space for table and chairs, radiator.

First Floor Landing

Double glazed window to the side, access to part boarded loft space with ladder, storage cupboard with hanging rail, radiator, doors into

Bedroom One

12'6" x 11'7"

Double glazed window to the front, built in double wardrobe, radiator, door into

En-Suite

5'9" x 5'7"

Double glazed window to the front, white suite comprising, paneled shower cubicle with rain shower over, Wc, pedestal wash hand basin, radiator, part tiled walls, ceiling spotlights, extractor fan shaver socket.

Bedroom Two

10'5" x 10'4"

Double glazed window to the rear, radiator.

Bedroom Three

7'9" x 6'11"

Double glazed window to the rear, radiator.

Bathroom

6'2" x 6'1"

Double glazed window to the side, white suite comprising, paneled bath with rain shower over, pedestal wash hand basin, WC, par tiled walls, radiator, ceiling spotlights, extractor fan, shaver socket.

Outside

The front is laid to stones, with pathway to front door. The enclosed southerly facing rear garden is laid to patio with step up to lawned area with raised flower bed borders, decorate stones, tree, outside tap, garden shed, gated access to the front.

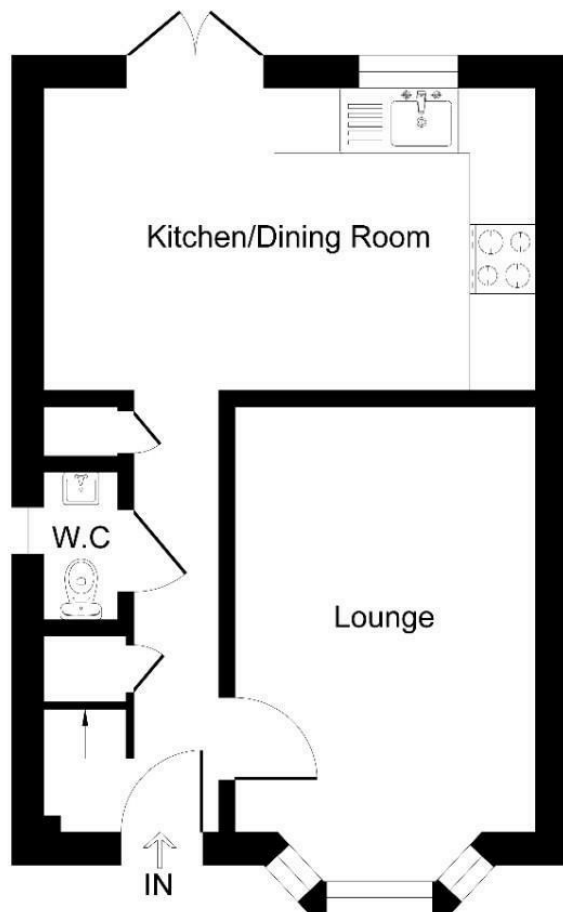
Parking

There is tandem double parking area to the front with additional lawn area to the side of the parking.

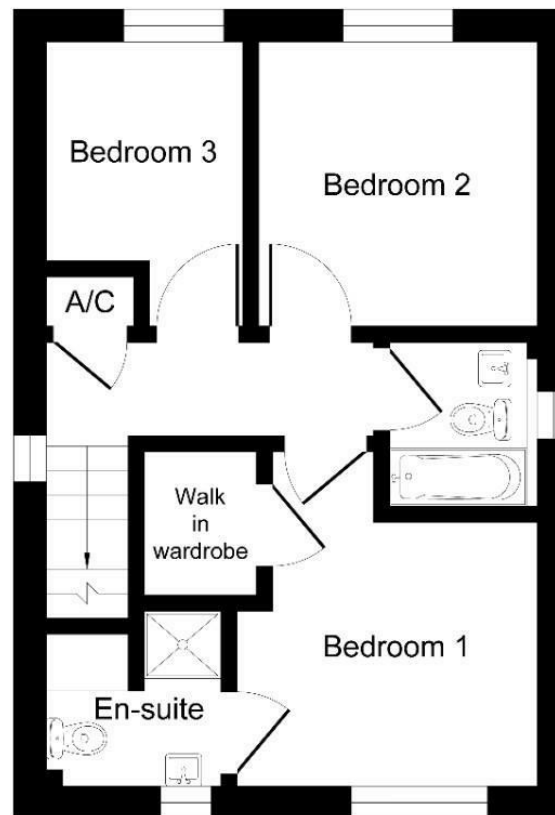
Agents Note

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Ground Floor



First Floor

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		
(81-91) B		
(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.

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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.



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