



Connells

Tyndale Avenue
Yate Bristol



Property Description

Set within a popular Yate location, this superb four-bedroom home offers stylish, spacious accommodation across three beautifully presented floors.

The bright and welcoming living room provides the perfect place to relax, featuring a contemporary fireplace and large front-facing window that floods the space with natural light. At the heart of the home is the stunning open-plan kitchen/dining room.

Finished with sleek high-gloss units, integrated appliances and generous worktop space, it's a fantastic family hub designed for everyday living and effortless entertaining.

The first floor hosts three well-sized bedrooms and a modern family bathroom, offering flexible accommodation for growing families, guests or those working from home.

Occupying the entire top floor, the impressive principal suite complete with its own en-suite shower room and a peaceful, private feel.

Outside, the property benefits from driveway parking, a garage and an attractive low-maintenance landscaped rear garden, ideal for relaxing and socialising.

Combining contemporary style, versatile living space and a sought-after location, this is a fantastic family home ready to move straight into.

Hallway

A welcoming and well-proportioned entrance, setting the tone for the rest of the home with access to the principal living spaces and stairs rising to the first floor.

Living Room

19' 7" x 11' 7" (5.97m x 3.53m)

A beautifully bright and spacious reception room, featuring a stylish fireplace as its focal

point. Large front-facing window floods the space with natural light, creating a warm and inviting atmosphere. The room also has a fitted radiator, plug sockets and open to the dining space through the archway.

Dining Room

11' 1" x 10' 2" (3.38m x 3.10m)

Open-plan to the kitchen, this space is perfect for entertaining or family dining, offering a seamless flow and a sociable feel.

Kitchen

13' 5" x 7' 10" (4.09m x 2.39m)

A sleek, modern kitchen fitted with high-gloss units, ample worktop space and integrated appliances. Designed with both style and functionality in mind. This room benefits from a waist height oven. Flooded with light, this room offers dual aspect double glazed windows and a door leading to the rear garden.

First Floor

Bedroom Two

11' x 9' 11" (3.35m x 3.02m)

A generous double bedroom, tastefully presented and ideal for guests or family members. This room benefits from having a fitted radiator, plug sockets and a double glazed window.

Bedroom Three

11' 10" x 9' 11" (3.61m x 3.02m)

Another well-sized double room, offering flexibility and comfortable accommodation. This bedroom also benefits from a fitted radiator, plug sockets and double glazed window.

Bedroom Four

8' 8" x 7' 7" (2.64m x 2.31m)

Perfect as a nursery, home office or single bedroom - a versatile space to

suit your needs. This bedroom also comes standard with

Bathroom

A well-appointed bathroom fitted with a modern suite comprising of a wash hand basin, pedestal toilet, corner shower cubicle, built in storage, fitted radiator & double glazed obscured window to the rear elevation, Ideal for everyday use.

Second Floor

Bedroom One

19' 7" x 14' (5.97m x 4.27m)

An outstanding top-floor suite, offering a real sense of space and privacy. Light-filled and beautifully presented, this is a true sanctuary for those looking for a peaceful retreat after those busy days. This room also benefits from a fitted radiator, double glazed window & numerous plug sockets.

Ensuite

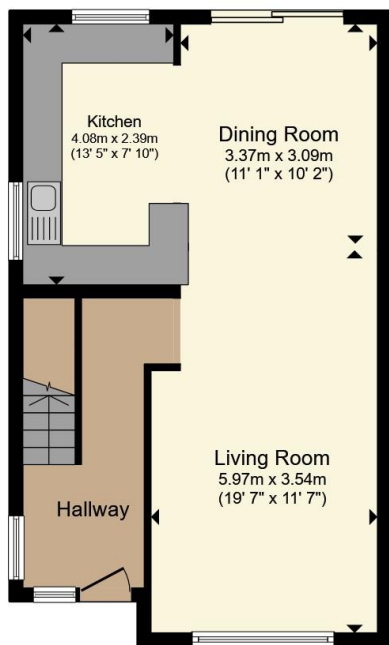
Stylish and modern, fitted with quality fixtures this room comes with a fitted bath, sink, radiator and obscured double glazing to the rear elevation.

Garage

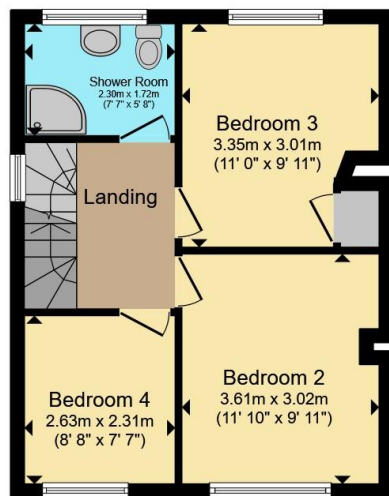
7' 11" x 16' 2" (2.41m x 4.93m)

The garage benefits from an up & over door, electricity connected so there is a fitted light.

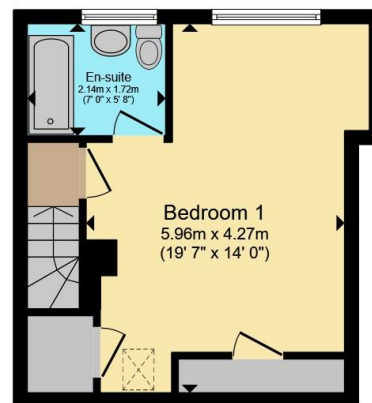




Ground Floor



First Floor



Second Floor

Total floor area 115.3 m² (1,241 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

Connells

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EPC Rating: D Council Tax
Band: B

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Tenure: Freehold



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