

for sale

**£475,000** Freehold



## School Walk Yate Bristol BS37 5PS

\* FOUR BEDROOM DETACHED HOME \*  
 SET WITHIN AN ENVIABLE POSITION  
 WITHIN CENTRAL YATE \* LOUNGE  
 AREA \* DINING AREA \* KITCHEN \*  
 DOWNSTAIRS GUEST CLOAKROOM \*  
 FAMILY BATHROOM \* GARDENS \*  
 GARAGE AND DRIVEWAY PROVIDING  
 OFF STREET PARKING \*

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# Property Details

## Ground Floor

### Entrance Hall

Double glazed door with leaded panel to front elevation, stairs rising to first floor, consumer unit, smooth ceiling with recessed spotlights, wood effect flooring, radiator and door leading to lounge.

### Cloakroom

Double glazed window with obscured glazed panel to side elevation, wall mounted WC, wash hand basin with tiled splashbacks, wood effect laminated flooring, textured ceiling accessed via inner lobby.

**Lounge** 15' 8" max inc stairs x 14' 11" ( 4.78m max inc stairs x 4.55m )

Double glazed leaded window to front elevation, TV point, coved and smooth ceiling with recessed spotlights, wood effect flooring, archway leading to dining area, door from hall and doors leading to inner lobby and kitchen.

**Dining Area** 9' 1" x 8' 6" ( 2.77m x 2.59m )

Open archway from lounge area, double glazed patio doors to conservatory, smooth ceiling with recessed spotlights and radiator.

**Kitchen** 14' 7" x 8' 3" ( 4.45m x 2.51m )

Two double glazed windows to rear elevation and double glazed door to side elevation. Fitted kitchen comprising wall and base units with work surfaces over incorporating a stainless steel one and half bowl sink/drain, electric oven with gas hob, stainless steel splashback and extractor over. Integrated washing machine, integrated dishwasher, integrated fridge/freezer, TV point, breakfast bar, smooth ceiling with recessed spotlights and radiator.

**Conservatory** 12' x 12' ( 3.66m x 3.66m )

uPVC construction with double glazed windows to side and rear elevations, double glazed patio doors from dining room and double glazed french doors giving access to rear garden, tiled flooring, ceiling fan, radiator and polycarbonate roof.

## First Floor

### Landing

Stairs rising from ground floor, textured ceiling with access to loft space and doors leading to all bedroom and bathroom.

**Bedroom One** 12' 7" inc built-in wardrobes x 12' 2" ( 3.84m inc built-in wardrobes x 3.71m )

Double glazed leaded window to front elevation, built-in wardrobes, TV point, smooth ceiling and radiator.

**Bedroom Two** 12' 2" plus built-in wardrobe x 8' ( 3.71m plus built-in wardrobe x 2.44m )

Double glazed leaded window to front elevation, built-in wardrobe, smooth ceiling and radiator.

**Bedroom Three** 11' 6" x 9' 1" ( 3.51m x 2.77m )

Double glazed window to rear elevation, smooth ceiling and radiator.

**Bedroom Four** 9' 7" x 8' ( 2.92m x 2.44m )

Double glazed window to rear elevation, wood effect laminate flooring and radiator.

### Bathroom

Double glazed window with obscured glazed panel to rear elevation. Bathroom suite comprising panelled bath with mixer tap, low level WC, pedestal wash hand basin with mixer tap, partially tiled walls, smooth ceiling with recessed spotlights, shaver point and chrome heated towel rail.

## Outside Space

### Front Approach

Driveway parking in front of garage, small area laid to lawn with further area laid to stone chippings.

### Rear Garden

Fully enclosed by boundary wall and fencing, mainly laid to lawn with decked area, outside tap and power socket, courtesy light and gated side access.

**Garage** 17' 8" x 7' 11" ( 5.38m x 2.41m )

With up and over door, courtesy door access via inner lobby.







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**Tenure:** Freehold

**EPC Rating:** C

Property Ref: YAT307827 - 0002

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