

Brockworth, Yate, Bristol, BS37 8SP

£340,000



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Council Tax Band: B

Beautifully Presented Three-Bedroom Family Home with Garage & Parking

Situated in a sought-after location in Yate, this beautifully presented three-bedroom semi-detached home offers spacious and versatile accommodation, making it an ideal choice for families, first-time buyers or those looking for a home ready to move straight into.

Offered on a freehold basis, the property has been well maintained throughout and combines modern comfort with practical family living. The accommodation comprises a welcoming entrance hallway, a bright and spacious lounge/diner a well-appointed kitchen, a family room, a useful utility area and cloakroom to the ground floor. Upstairs are three well-proportioned bedrooms and a family bathroom.

Additional benefits include gas central heating, double glazing, a single garage and off-road parking, providing valuable storage and convenience.

Kitchen

8'10" x 8'10" (2.7 x 2.7)

Wall to floor mounted kitchen units, recessed spotlights, stainless steel single drainer sink unit, extractor hood and plumbing for dishwasher

Utility

10'5" x 8'10" (3.2 x 2.7)

Loft access, uPVC double glazed window, recessed spotlights, uPVC double glazed door to rear garden

Cloakroom

5'2" x 2'11" (1.6 x 0.9)

White wash-hand basin, low level WC, extractor fan.

Hallway

14'9" x 6'2" (4.5 x 1.9)

Stairs to first floor with store cupboard under, additional cupboard, radiator, thermostat

Lounge Diner

23'11" x 11'5" (7.3 x 3.5)

uPVC Double glazed window to front, 2 radiator, up lights, telephone point, internet access.

Family Room

10'5" x 11'5" (3.2 x 3.5)

uPVC double glazed French doors to rear garden, up lights, multi fuel stove with slate surround and hearth

Landing

Loft access.

Bathroom

8'2" x 5'10" (2.5 x 1.8)

Double glazed uPVC opaque window to rear, white bathroom suite with shower over bath, pedestal wash hand basin and w/c.

Bedroom 1

13'5" x 9'6" (4.1 x 2.9)

uPVC double glazed window to front, radiator.

Bedroom 2

10'5" x 9'6" (3.2 x 2.9)

uPVC double glazed window to rear, radiator.

Bedroom 3

8'6" x 7'6" (2.6 x 2.3)

uPVC double glazed window to front, radiator.

Rear Garden

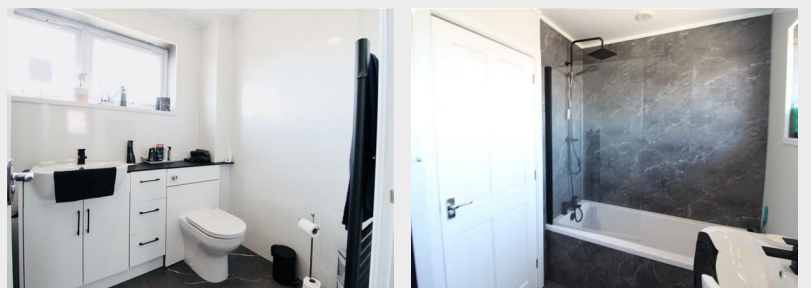
Landscaped with decking, artificial grass, water feature and garden shed (included with sale).

Garage

16'8" x 7'10" (5.1 x 2.4)

Single up and over garage, rear access door.



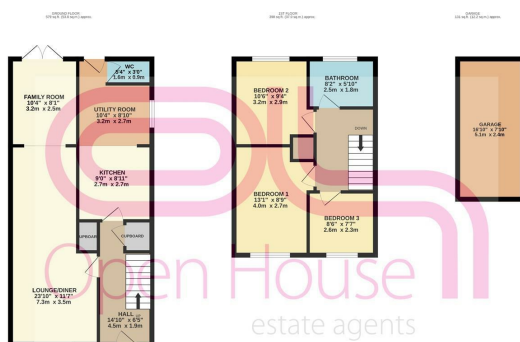




Open House Central and North Bristol



TOTAL FLOOR AREA: 1208 sq. ft. (112.0 sq.m.) approx.
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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