



**Shackleton Avenue, Yate Bristol BS37 4NW**

**welcome to**

## **Shackleton Avenue, Yate Bristol**

**\*\*EXTENDED\*\* \*\*TWO RECEPTION ROOMS\*\*** Beautifully updated 3-bedroom semi-detached home featuring a stunning extended kitchen/diner, versatile converted garage/playarea, handy downstairs cloakroom, and a practical separate utility. Spacious, modern, and perfectly designed for family living!

### **Location**

Shackleton Avenue is a well-regarded residential road with a friendly community feel. Yate offers excellent local amenities including supermarkets, cafés, schools, and leisure facilities, along with strong transport links by road and rail for commuters. Green spaces, parks and walking routes are nearby, making this an ideal base for families and professionals alike.

### **Entrance Hall**

Double glazed front door and window, storage space, radiator.

### **Lounge / Play Area**

Double glazed window to front, Radiator. feature wall space for television and feature electric fire. LVT flooring. space for play area/ study.

### **Kitchen/Diner**

Bi-folding doors leading to rear garden,velux windows, newly fitted kitchen wall and base units with worktops over double oven, induction hob,eclectic cooker hood, built in dishwasher, breakfast bar area, oak flooring, space for dining area, modern pillar radiator.

### **Utility/ Cloakroom**

Door off kitchen, space for washing machine, large fridge/freezer, door leading to cloakroom, w/c, wash hand basin. radiator, oak flooring

### **Landing**

Loft access. Airing cupboard.

### **Bedroom One**

Double glazed window to front, built in wardrobes, radiator.

### **Bedroom Two**

Double glazed window to rear, radiator.

### **Bedroom Three**

Double glazed window to front, radiator.

### **Bathroom**

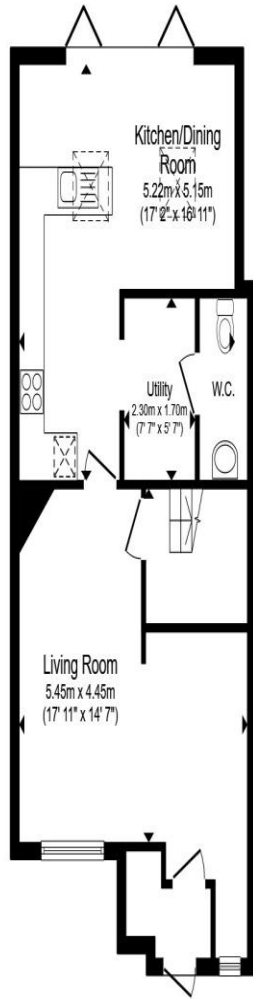
Double glazed window to rear, Jacuzzi bath and separate shower, w/c, vanity wash hand basin, tiled flooring, heated towel rail. extractor fan.

### **Rear Garden**

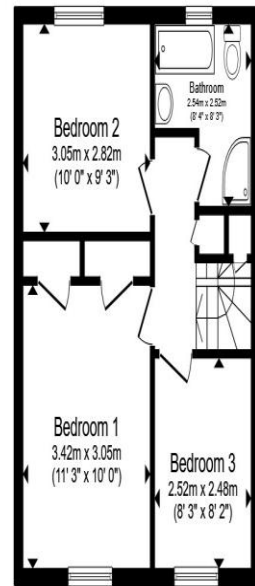
Enclosed rear garden with shed and grass leading to patio area, side access gate.

### **Front**

Parking for multiple vehicles



**Ground Floor**



**First Floor**

Total floor area 93.8 m<sup>2</sup> (1,010 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](http://www.propertybox.io)



**welcome to**  
**Shackleton Avenue,**  
**Yate Bristol**

- Extended kitchen/diner flowing to the garden - perfect for entertaining
- Converted garage creating a versatile second reception
- Downstairs cloakroom and separate utility area
- Driveway parking
- Fantastic Central Location

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

offers in the region of  
**£400,000**



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Property Ref:  
CPS104677 - 0002

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