



12 Engine Common Lane

Yate, Bristol, , BS37 7PU

£1,200,000

# Property Features

- Five bedroom detached house
- Oil fired central heating
- Approx. 3,000sqft
- Double glazing
- Approx. 3 acres of land
- Vertical through-floor lift
- Double garage
- Outbuildings
- Four reception rooms
- No chain



## Full Description

### ENTRANCE PORCH

Via wooden door with inset glazed panel into entrance hall.

### ENTRANCE HALL

Double glazed window to front, stairs to first floor with understairs storage cupboard, vertical lift, two radiators.

### LOUNGE

31' 6" x 13' 8" (9.6m x 4.17m)

Double glazed window to front and side, double glazed sliding door to side, period style fire surround housing a living flame coal effect gas fire, two radiators, square opening into dining room.

### DINING ROOM

14' 0" x 12' 0" (4.27m x 3.66m)

Double glazed window to rear, radiator.

### RECEPTION THREE

13' 0" x 12' 0" (3.96m x 3.66m)

Double glazed window to front, wooden fire surround with inset cast iron fireplace.

### KITCHEN

13' 11" x 11' 7" (4.24m x 3.53m)

Two double glazed windows to rear, arch into reception three, oak front wall, drawer and base units with work surfaces and tiled splashbacks, built-in electric double oven and glass hob with extractor hood over, stainless steel single drainer sink unit with mixer taps, space for dishwasher, space for fridge/freezer, pantry with louvre doors, tiled floor.

### CLOAKROOM

Half tiled walls, tiled floor, pedestal wash hand basin, w.c.,



extractor fan.

#### UTILITY ROOM

11' 6" x 11' 2" (3.51m x 3.4m)

Double glazed window to side, Belfast sink, freestanding oil fired boiler, tiled floor, composite door to rear.

#### RECEPTION FOUR/STUDY

13' 4" x 11' 0" (4.06m x 3.35m)

Double glazed window to front and side, radiator.

#### LANDING

Two double glazed windows to front, lift access, shelved storage cupboard.

#### CLOAKROOM

Wash hand basin, W.C,

#### BEDROOM ONE

25' 5" x 11' 1" (7.75m x 3.38m)

Double glazed window to front and rear, opening into dressing area with two open wardrobes, two radiators.

#### EN-SUITE

Opaque double glazed window to rear, corner shower cubicle with electric shower, vanity wash hand basin, W.C, radiator.

#### BEDROOM TWO

14' 2" x 12' 0" (4.32m x 3.66m)

Double glazed window to rear, fitted wardrobes to either side of bed recess, airing cupboard housing hot water cylinder, base cupboard with inset sink, radiator.

#### BEDROOM THREE

13' 0" x 10' 1" to wardrobes (3.96m x 3.07m)

Double glazed window to front, fitted wardrobes, cupboards and shelves, radiator.

#### BEDROOM FOUR

13' 9" x 13' 7" (4.19m x 4.14m)

Double glazed window to front and side, shelved cupboard, radiator.

#### CLOAKROOM

Pedestal wash hand basin, W.C, radiator.

#### BEDROOM FIVE

13' 9" x 13' 2" (4.19m x 4.01m)



Double glazed window to rear, shelved cupboard, radiator.

#### FAMILY BATHROOM

Opaque double glazed window to rear, tiled walls and floor, freestanding Victorian style bath with claw feet and mixer handset, corner shower cubicle, pedestal wash hand basin, towel radiator.

#### OUTSIDE

#### DOUBLE GARAGE

20' 10" x 18' 11" (6.35m x 5.77m)

Situated to the rear of the property, accessed through an in-and-out through & light.

#### LAND

Approx. The pro land the meadow flower t

#### TIMBER

12' 2" x 12' 0" (3.71m x 3.66m)

Stable door.

#### TIMBER SHED

12' 0" x 5' 10" (3.66m x 1.78m)

Attached to the stable

#### CORRUGATED SHED

#### TIMBER SUMMERHOUSE



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements