



**Blaisdon, Yate Bristol BS37 8TH**

**welcome to**

## **Blaisdon, Yate Bristol**

**\*\*\*END OF TERRACE\*\*\*4 BEDROOMS\*\*\*** This Four bedroom extended end of terrace home is situated on a corner plot and complete with garage, off street parking and solar panels. Offering a spacious layout with an open plan kitchen/diner and downstairs shower room. Ideal for both: families or downsizers.

### **Entrance Hall**

Double glazed door to front, wood effect laminate floor, radiator,

### **Cloakroom (wetroom)**

Double glazed window to rear, partially tiled, W/C, wash hand basin, shower and electric radiator.

### **Lounge**

14' 7" x 11' 8" ( 4.45m x 3.56m )

Double glazed window to front, radiator, wood effect laminate floor, coved ceiling.

### **Dining Room Area**

12' 2" x 8' 11" ( 3.71m x 2.72m )

Double glazed french doors to garden, wood effect laminate flooring and radiator.

Dining room is open to kitchen.

### **Kitchen**

17' 11" x 9' 2" ( 5.46m x 2.79m )

Double glazed window to side, wall and base units with work surfaces over, stainless steel sink and drainer, radiator, wood effect laminate flooring and tiled splashbacks.

Space for dish washer or washing machine, 5 ring gas hob with cooker hood, eye level electric oven, space for fridge freezer, under counter lighting, boiler in cupboard and door to hallway.

### **Landing**

Loft access (pull down ladder), Part boarded and lighting, airing cupboard with slated shelves, radiator and further storage cupboard.

### **Bedroom One**

11' 7" x 9' 10" ( 3.53m x 3.00m )

Double glazed window to front, radiator and coved ceiling.

### **Bedroom Two**

12' 1" x 8' 11" ( 3.68m x 2.72m )

Double glazed window to the rear, radiator, built in wardrobe space and coved ceiling.

### **Bedroom Three**

12' 9" x 6' 2" ( 3.89m x 1.88m )

Double glazed window to side, radiator, built in single bed and coved ceiling.

### **Bedroom Four**

8' 8" x 7' 10" max. ( 2.64m x 2.39m max. )

Double glazed window to front and built in wardrobes.

### **Bathroom**

Double glazed to rear, wash hand basin, towel radiator, bath with mixer taps and shower over and coved ceiling.

### **Front Garden**

Gravel, part bordered by hedge and path to front door.

### **Garden**

Enclosed by wall with gate,

### **Garage And Parking**

Up and over garage door to rear, off street parking.





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welcome to

## Blaisdon, Yate Bristol

- Extended Four Bedroom Family Home
- Solar Panels
- Open Plan Kitchen/Diner
- Downstairs Shower Room with WC.
- Easy access to Local Amenities, Yate Shopping Centre & Schools

Tenure: Freehold EPC Rating: B

Council Tax Band: B

offers in excess of

**£325,000**



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.focalagent.com

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allen & harris



**01454 318387**



ChippingSodbury@allenandharris.co.uk



7 High Street, Chipping Sodbury, BRISTOL,  
Avon, BS37 6BA



**allenandharris.co.uk**