



176 Normandy Drive, Yate, Bristol

- Semi Detached Town House
 - Kitchen/Diner
 - Cloakroom
- Gas Central Heating Double Glazing
- Garage (Currently Part Converted)
- 4 Generous Bedrooms (Master En-suite)
 - Lounge
 - Bathroom
- Southerly Enclosed Rear Garden
- Very Well Presented

£345,000

HUNTERS®

HERE TO GET *you* THERE

Situation of Normandy Drive, Yate, Bristol, this well-presented semi-detached townhouse is an ideal family home. With four spacious bedrooms and two modern bathrooms, this property offers ample space for comfortable living.

Upon entering, you are greeted by a welcoming cloakroom that leads into a generous lounge, perfect for relaxation and entertaining. The kitchen/diner is a delightful space, ideal for family meals and gatherings, providing a warm and inviting atmosphere.

The first floor features two well-proportioned bedrooms along with a family bathroom, ensuring convenience for all. Ascend to the second floor, where you will find an additional two double bedrooms, including a master suite complete with an ensuite shower room, offering a private retreat.

This home benefits from double glazing and gas central heating, ensuring warmth and energy efficiency throughout the year. The enclosed rear garden provides a safe and private outdoor space, perfect for children to play or for hosting summer barbecues. Additionally, there is a garage, which is currently part converted, offering potential for further development or storage.

Conveniently located within walking distance to Yate town centre and the charming Chipping Sodbury High Street, this property is not only in excellent condition but has also been lovingly maintained by its original owners since new. This townhouse presents a wonderful opportunity for those seeking a comfortable and well-located family home in a vibrant community.



Entrance Hallway

Stairs to 1st floor, radiator, doors into

Cloakroom

White suite comprising WC, pedestal wash hand basin with tiled splash back, extractor fan, radiator, wood effect flooring.

Lounge

14'3" x 12'10"

Double glazed French doors with matching double glazed side panels to the rear, Tv point, two radiators.

Kitchen/Diner

16'10" x 6'2"

Double glazed window to the front, range of modern wall, drawer and base units with work surface over, under lighting, wall cupboard housing gas boiler, electric oven with gas hob, stainless steel splash back and extractor fan over, stainless steel sink unit, spaces for fridge/freezer, dishwasher and plumbing for washing machine, breakfast bar, wood effect flooring, space for table and chairs.

1st Floor Landing

Double glazed window to the front, radiator, stairs to 2nd floor, doors into

Bedroom Two

12'11" x 12'4"

Double glazed window to rear, radiator.

Bedroom Four

11'1" x 6'3"

Double glazed window to the front, radiator.

Bathroom

6'9" x 6'3"

White suite comprising panelled bath with shower extension to mixer tap, pedestal wash hand basin with tiled splash back, WC, radiator, extractor fan, wood effect flooring.

2nd Floor Landing

Access to loft space, radiator, doors into

Bedroom One

15'3" x 12'10" max

Double glazed window to the rear, open hanging rail with shelving and Tv point, radiator, door into

En-Suite

7'6" x 4'4"

White suite comprising, tiled shower cubicle, pedestal wash hand basin, WC, radiator, extractor fan, wood effect flooring.

Bedroom Three

11'8" x 9'4"

Double glazed window to the front, radiator, airing cupboard housing pressurized tank.

Outside

The front is laid to decorative stones with mature plant and pathway to front door. The enclosed southerly facing rear garden is laid to lawn with patio

area, steps leading to further patio with trees, plant and shrub borders, outside tap, garden shed, with courtesy doors into the garage.

Garage (currently part converted)

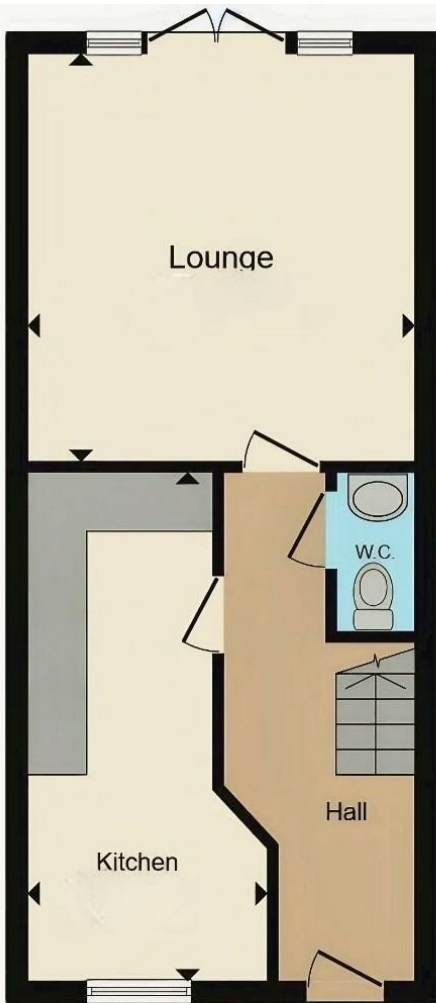
17'3" x 8'5"

Attached single garage with up and over door, (currently converted (5' x 8'5") by a partitioned wall and door into further storage area 12'3" x 8'5" with light, power and double glazed French doors opening to the rear garden.

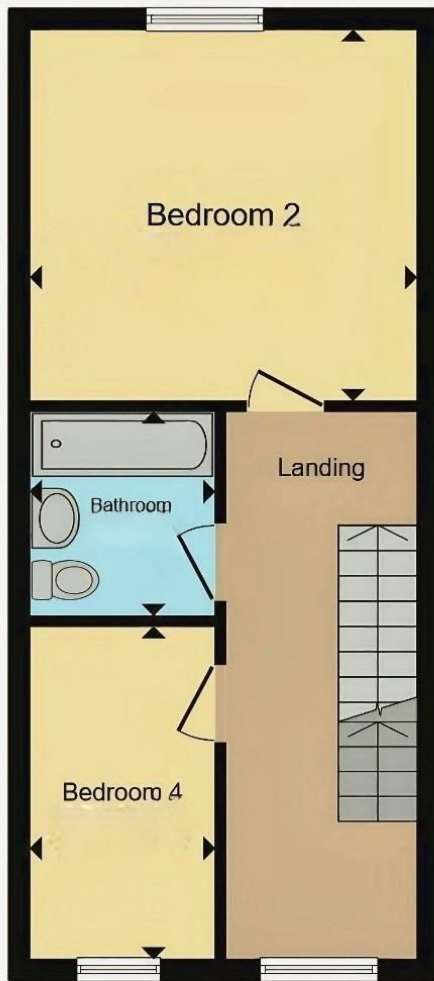
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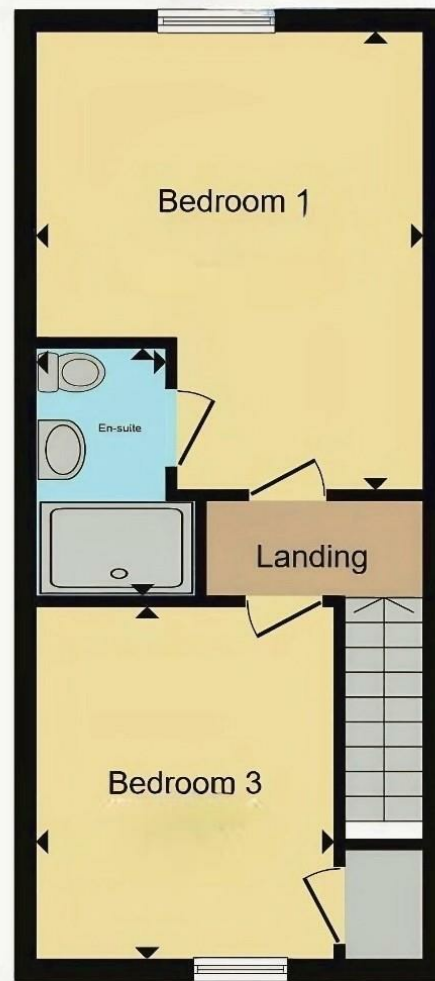




Ground Floor




First Floor



Second Floor

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	89
(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 	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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Viewing

Please contact our Hunters Yate Office on 01454 313575 if you wish to arrange a viewing appointment for this property or require further information.



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