



Connells

Maybank Road
Yate Bristol

Maybank Road
Yate Bristol BS37 4BS

for sale offers in excess of
£365,000



Property Description

HOME SWEET HOME! This delightful home offers a fantastic open plan living/dining/kitchen area which opens out onto a charming garden; just prime for those gardeners and for families to fully enjoy. With a separate lounge with wood burner to the front of the house; perfect for that cosy retreat at the end of the day, this property has so much to offer. This home benefits from a downstairs shower room as well as an en-suite shower room to the principal bedroom. There is plentiful parking space to the front of this home via a driveway, and there is also a covered area to the side. To the first floor, you will find three bedrooms and the en-suite shower room. Local amenities are all on hand including Yate Town shopping centre, schools, churches, sporting and medical facilities. There are excellent commuter links by way of road, rail and bus travel, as well as cycle paths and green spaces. We anticipate a high level of interest for this property and therefore recommend an early inspection so as to avoid disappointment.

Entrance Porch

Double glazed obscured door to front aspect, double glazed window to front and side aspect and door leading through to entrance hall.

Entrance Hall

Double glazed door leading from entrance porch, radiator, timber and glazed door leading through to the lounge and stairs rising

to first floor.

Lounge

15' 6" x 13' (4.72m x 3.96m)

Double glazed window to front aspect, access to understairs storage cupboard, Brick surround fireplace, radiator and wood effect flooring and double timber and glazed doors leading through to the kitchen/diner/family room:

Kitchen/Diner/Family Room

19' 7" x 16' 2" (5.97m x 4.93m)

Kitchen Area

Double glazed window to side aspect, a modern kitchen with a combination of wall and base units, with wood effect work tops and upstands over and one and a half bowl ceramic sink with drainer and tiled splashbacks. Integrated induction hob, with extractor hood over and electric oven & grill. Integrated fridge/freezer, plumbing for washing machine and dishwasher. Wood effect flooring and open to Dining/Family Area:

Diner/Family Area

Two double glazed skylights to rear aspect and double-glazed French doors to rear aspect leading out to the garden, wood effect flooring throughout and modern column radiator. Door leading through to downstairs shower room.

Shower Room

Double glazed obscured window to side aspect, low level wc, wash hand basin within a vanity unit and shower cubicle. Spotlights, extractor fan, tiled flooring and partly tiled walls.

First Floor

Landing

Double glazed window to side aspect, stairs rising from ground floor, loft access and doors leading to all rooms.

Bedroom One

13' 1" max x 11' (3.99m max x 3.35m)

Double glazed window to front aspect, radiator, part pannelled walls and door to ensuite.

Ensuite

Double glazed obscured window to front aspect, low level wc, wash hand basin inset into vanity unit, corner shower cubicle, chrome effect heated towel radiator, fully tiled walls and flooring.

Bedroom Two

11' 6" x 8' 5" (3.51m x 2.57m)

Double glazed window to rear aspect and radiator.

Bedroom Three

8' 5" x 7' 4" (2.57m x 2.24m)

Front Garden

Laid to chippings and hard standing providing off street parking. Pathway leading to front door and gated side access.

Rear Garden

Gated side access leading to a covered storage space with a further gate leading to driveway space. Mainly laid to lawn, flower and shrub borders, veg patch, greenhouse and workshop with power and light.









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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72-74 Station Road Yate
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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

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