



Connells

Normandy Drive
Yate Bristol

Normandy Drive Yate Bristol BS37 4FL

for sale
£315,000



Property Description

This delightful mid-terraced home offers the perfect blend of comfort, practicality and charm. A welcoming entrance hallway provides access to all ground floor rooms, setting a seamless flow throughout. To the left, a convenient W.C with wash hand basin and toilet adds everyday practicality, while to the right, a kitchen impresses with sleek white cabinetry, warm wooden worktops, a built-in oven and space for appliances. A large double-glazed window fills the room with natural light and overlooks the front aspect.

To the rear, the generously sized lounge/diner creates a versatile social space-perfect for both relaxing evenings and entertaining guests. Featuring a useful storage cupboard and double-glazed doors opening onto the garden, this room effortlessly connects indoor and outdoor living.

The enclosed rear garden is a real highlight, offering a thoughtfully designed outdoor retreat with a tiled patio area, pergola-covered seating space, lawn, a dedicated woodchip section for gardening and a charming flowerbed.

Upstairs, the property continues to impress with three well-proportioned bedrooms. The principal bedroom benefits from its own ensuite shower room, while the additional bedrooms provide flexible living options. A beautifully finished family bathroom, complete with striking Moroccan-style tiles, bath with overhead shower, wash hand basin and toilet, completes the accommodation in style.

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Hall

Radiator, Access to Kitchen, First floor stairway, W.C, Lounge/Diner.

Kitchen

10' 10" x 8' 8" (3.30m x 2.64m)
Double Glazed Window, Radiator, Built in Oven and Hob, Space for Dishwasher, washing machine, Fridge.

Lounge/Diner

16' x 13' 11" (4.88m x 4.24m)
Double Glazed Window and Double Doors, Storage Unit, Radiator

Landing

Wooden White Landing, Access to Ensuite, bedroom 2&3, Family Bathroom

Main Bedroom

10' x 9' 2" (3.05m x 2.79m)
Double Glazed Window, Radiator, Ensuite (6'8 x 4'6) bathroom with Pedestal Toilet, Wash Hand Basin, Overhead shower, Radiator

Bedroom 2

10' x 9' 3" (3.05m x 2.82m)
Double Glazed Window, Radiator

Bedroom 3

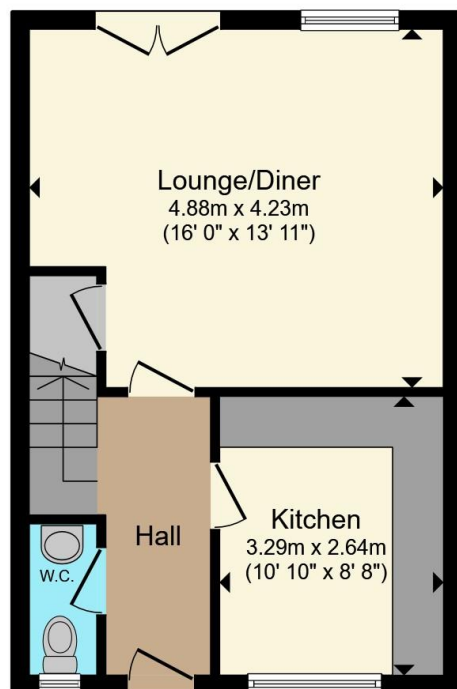
6' 9" x 6' 6" (2.06m x 1.98m)
Double Glazed Window, Radiator

Family Bathroom

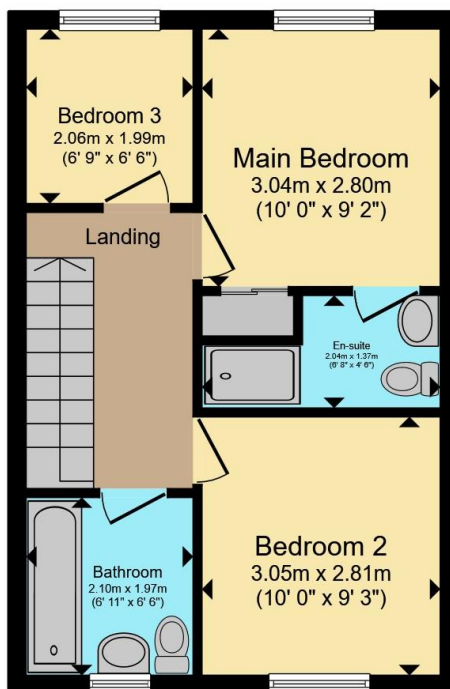
6' 11" x 6' 6" (2.11m x 1.98m)
Double Glazed Window, Radiator, Bath with Overhead shower, Pedestal Toilet, Wash Hand Basin, Moroccan Style Tiles

Garage





Ground Floor



First Floor

Total floor area 74.4 m² (800 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

Connells



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

view this property online connells.co.uk/Property/YAT308417

Tenure: Freehold



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