







7 Stirling Close, Yate, South Gloucestershire

- Extended End of Terrace
- Lounge
- Dining /Family Room
- Triple Glazed Gas Central Heating
- Gardens
- 3 Bedrooms
- Kitchen
- Bathroom
- Garage & Parking

£325,000

HUNTERS®
HERE TO GET *you* THERE

Welcome to this charming extended end of terrace house located on the desirable Stirling Close in Yate, South Gloucestershire. This delightful property boasts a lounge that invites relaxation, alongside a modern kitchen that is perfect for culinary enthusiasts. The dining and family room offers a versatile space for entertaining or enjoying quality time with loved ones.

With three bedrooms, this home is ideal for families or those seeking extra space. The modern white family bathroom adds a touch of elegance and convenience. The property benefits from double glazing throughout, ensuring warmth and comfort, while the gas central heating system provides efficient warmth during the cooler months.

An added advantage of this home is the inclusion of solar panels, promoting energy efficiency and sustainability. The property also features a garage and parking, providing ample space for vehicles and storage.

Step outside to discover a good-sized enclosed rear garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air in privacy.

Situated in the sought-after North Yate location, this property is well-connected to local amenities, schools, and transport links, making it an excellent choice for those looking to settle in a vibrant community. This home truly offers a wonderful blend of comfort, style, and practicality, making it a must-see for prospective buyers.










Entrance Hall
Double glazed door, storage cupboard, door into

Lounge
17'4" x 14' max
Triple glazed window to the front, radiator, TV point, stairs to 1st floor with modern glass and oak staircase, wood effect flooring, door into

Kitchen
14'4" x 8'4"
Triple glazed window to the side, range of wall, drawer and base cabinets with work surface over, 1.5 sink with mixer tap over, electric oven, gas hob with cooker hood over, spaces for washing machine, slimline dishwasher and fridge/freezer, tiled floor, opening into

Dining/Family Room
12'1" x 10'
Triple glazed window to the side, triple glazed French doors to the rear, radiator, tiled flooring.

First Floor Landing
Access to loft space, airing cupboard housing hot water tank, doors into

Bedroom One
12'2" x 8'8"
Triple glazed window to the rear, radiator, built in wardrobe.

Bedroom Two
11'7" x 7'6"
Triple glazed window to the front, radiator.

Bedroom Three
7' x 6'1"
Triple glazed window to the front, radiator,

Bathroom
Triple glazed window to the rear, white suite comprising panelled bath with shower over, pedestal wash hand basin, WC, part tiled walls, heated towel rail.

Outside
Laid to stones with driveway to the side.
The enclosed rear garden has decking, stone pathway and patio area, mature tree.
The property has solar panels with a battery.

Garage
There is an attached single garage with up and over door, wall mounted gas boiler, rafter storage, light, power and courtesy door to the rear garden.

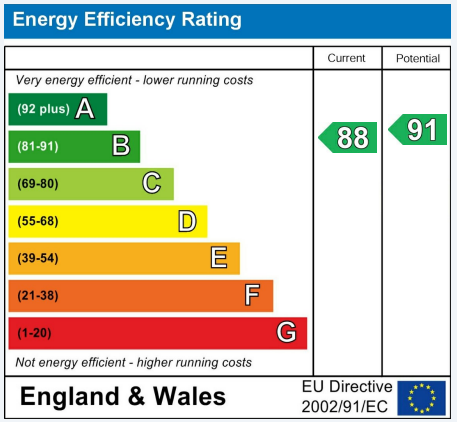
Agents note
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Viewing

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

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.



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.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

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