



£385,000

Normandy Drive

Yate, BS347 4FL

PROPERTY SUMMARY

You're welcomed in via the entrance hall, with a handy downstairs cloakroom and WC just off it. This leads through into a lovely open plan kitchen/diner/breakfast room, which has plenty of storage and has been nicely finished throughout, complete with integrated oven, hob and microwave. Doors from here lead out to a covered outside seating area and onto the rear garden, perfect for entertaining whatever the weather. Upstairs you'll find a generous living room/family room, beautifully finished and centred around a lovely wood burner - a real feature of the home. Also on this floor is a double bedroom and a modern family bathroom. Up to the second floor, the principal bedroom benefits from its own en-suite shower room, along with a further double bedroom and a good sized single - ideal for a growing family, guests, or a home office.

To the front there is a driveway providing parking for two cars, with access to a good sized integral garage. To the rear is a garden with a covered outdoor seating area, ideal for entertaining all year round, along with a lawn, patio and an artificial grass area, keeping things low maintenance.

A very well presented home throughout, offering flexible living across all three floors with great parking and garden space to match. Early viewing is highly recommended.

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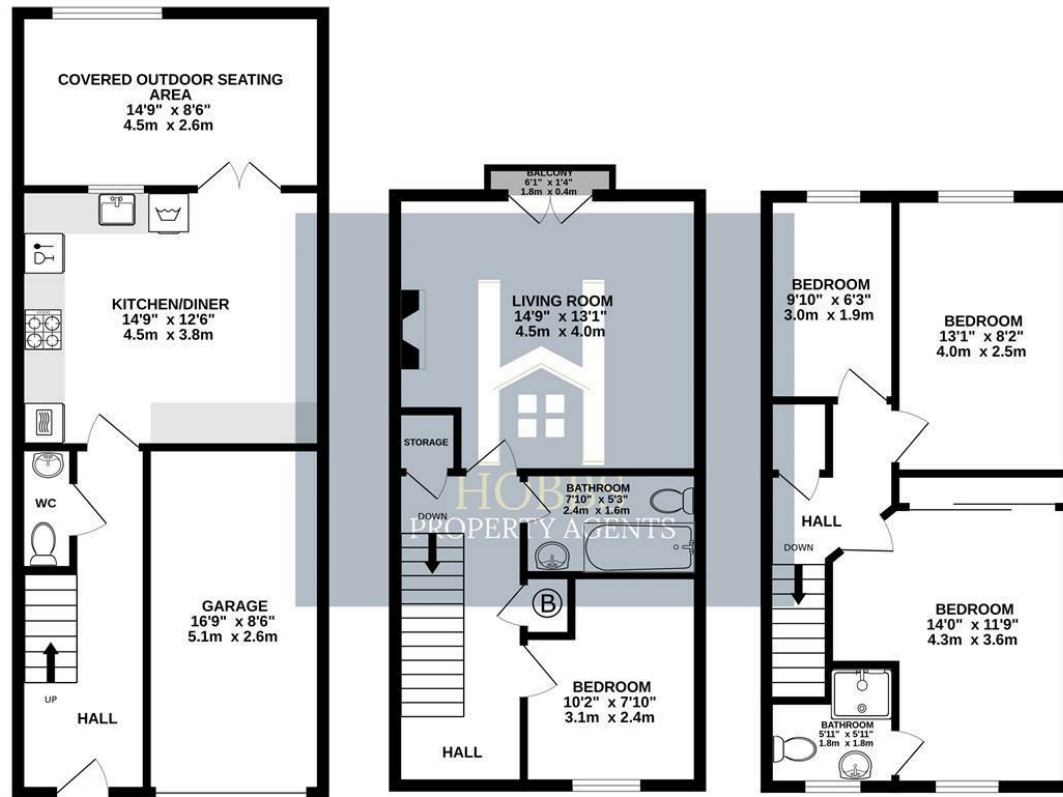


HOBBS
PROPERTY AGENTS

GROUND FLOOR
557 sq.ft. (51.7 sq.m.) approx.

1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.

2ND FLOOR
421 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 1395 sq.ft. (129.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
South Gloucestershire

TENURE
Freehold

COUNCIL TAX BAND
D

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	84
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE DETAILS

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