



## 26 Ash Close, Yate, Gloucestershire

- Detached Family Home
  - Dining Room
  - Utility & Cloakroom
  - Family Bathroom & En-suite
- Good Sized Enclosed Rear Garden
- Lounge
- Kitchen/Breakfast Area
  - 5 Bedrooms
  - Well Presented
  - Garage & Driveway

**Offers In Excess Of £450,000**

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HERE TO GET *you* THERE

This extended detached family home presents an exceptional opportunity for those seeking a spacious and comfortable living environment. Upon entering, you are greeted by a welcoming entrance hall that leads to a generous lounge, complete with a delightful wood burner, perfect for cosy evenings. The dining room offers an ideal space for family gatherings, while the kitchen leads to a small but handy utility area with cloakroom attached ensures practicality for everyday living.

The first floor boasts five well-proportioned bedrooms, providing ample space for family members or guests. A guest bedroom features an ensuite shower room, adding a touch of luxury and convenience. Additionally, a family bathroom serves the remaining bedrooms, ensuring that everyone has access to modern facilities.

This property benefits from double glazing and gas central heating, ensuring warmth and comfort throughout the year. Outside, you will find a garage and driveway, providing off-road parking, as well as gardens to both the front and rear, offering a lovely outdoor space for relaxation and play.

Viewing is highly recommended to fully appreciate all that this property has to offer. With its blend of space, comfort, and practicality, this home is sure to appeal to families looking for their next residence in a desirable area.



### Entrance Hallway

Double glazed door, radiator, stairs to 1st floor, wood effect flooring, door into dining room and further door into

### Lounge

17'11 x 14'1

Double glazed windows to the front and side, TV point, woodburner, under stair storage cupboard, radiator.

### Dining Room

13'4 x 10'11

Double glazed French doors to the rear, radiator, wood effect flooring, door into

### Kitchen/Breakfast Area

12' x 10'6

Double glazed window and double glazed door to the rear, range of wall, drawer and base units with work surface over, stainless steel 1.5 sink unit with mixer tap over, spaces for electric cooker and under counter fridge, wall mounted gas boiler, pantry cupboard, door into

### Utility Room

Double glazed door to the side, plumbing for washing machine, spaces for tumble dryer and fridge/freezer, door into

### Cloakroom

Double glazed window to the rear, WC, vanity wash hand basin with tiled splash back, radiator.

### First Floor Landing

Access to two loft spaces (one of which is boarded), airing cupboard with shelving, radiator, doors into

### Bedroom One

13'10 x 9'2

Double glazed windows to the front and side, built in wardrobes to one wall, radiator.

### Bedroom Two

11'10 x 10'9

Double glazed window to the front, radiator.

### Bedroom Three

12'7 x 7'10

Double glazed windows to rear, radiator, door into

### En-Suite

White suite comprising tiled shower cubicle, WC with wash hand basin built in.

### Bedroom Four

10'2 x 9'1

Double glazed windows to the side and rear, recess with hanging rail, radiator.

### Bedroom Five

9'6 x 6'7"

Double glazed window to the side, built in wardrobe, radiator.

### Bathroom

Double glazed window to the rear, white suite comprising panelled bath with shower over, concealed cistern WC, vanity wash hand basin with storage cupboard under, wall cabinet, part tiled walls, heated towel rail.

### Outside

The front has decorative stones with mature trees, shrubs and bushes border.

The enclosed larger than average rear garden is mainly laid to lawn with four patio areas, flower and shrub borders, outside tap and gated access leading to the front.

### Garage & Driveway

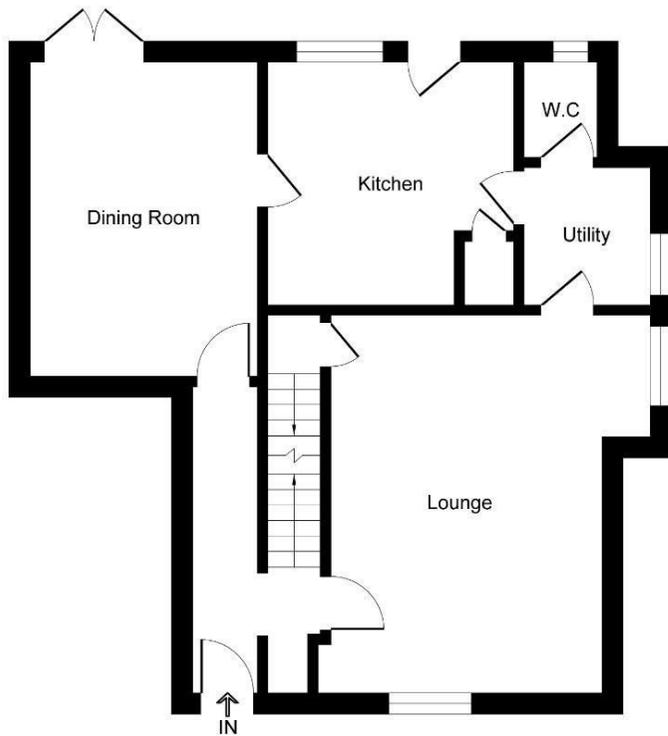
There is an attached single garage with up and over door, light and power, with driveway to the front.

### Agents Note

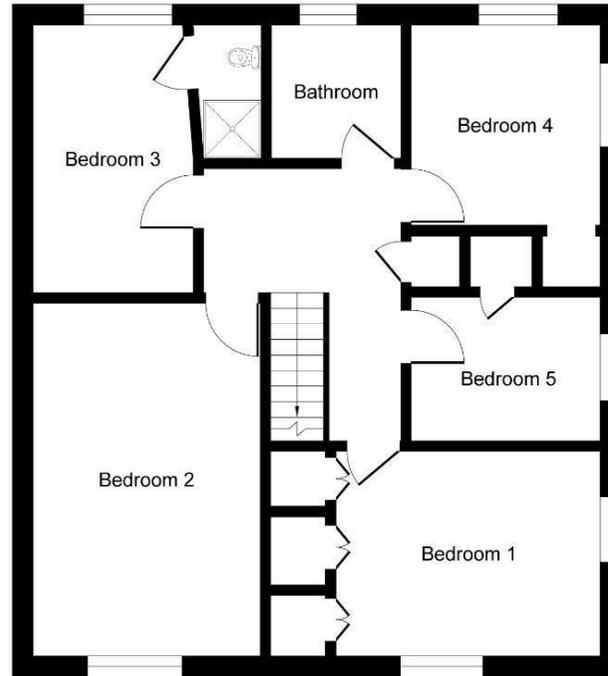
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## 26 Ash Close



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

## 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		70	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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