



**Connells**

Rodford Ride  
Yate Bristol



### Property Description

**\*\*MUST SEE\*\*.** This modern four bedroom detached home offers well-balanced accommodation, stylish interiors and a practical layout ideal for family living.

The property is entered via a welcoming hallway with a convenient downstairs cloakroom. To the front of the home is a spacious sitting room, tastefully finished and offering plenty of space for both relaxing and entertaining featuring a media wall and built in storage options. To the rear, the heart of the home is the open-plan kitchen/dining room, a bright and sociable space fitted with modern units and integrated appliances, with ample room for a family dining table. French doors open directly onto the rear garden.

Upstairs, the home hosts four well-proportioned bedrooms. The main bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom. All rooms are well presented and versatile, suitable for family members, guests or home working.

Externally, the property enjoys a private rear garden, ideal for outdoor dining and family use. To the front, there is off-road parking and access to the garage, providing excellent storage or additional parking.

Located within easy reach of local amenities, schools and transport links, this is a superb opportunity to acquire a modern detached home in a convenient and well-regarded area.

Call now to view before it is too late.

### Entrance Hall

A welcoming hallway providing access to the main living areas, stairs to the first floor and a useful storage area.

### Cloakroom

Fitted with a low-level WC, Radiator, Double Glazed window to the front & wash hand basin, ideal for guests.

### Lounge

18' 1" x 10' 10" ( 5.51m x 3.30m )

A generous reception room positioned to the front of the property, offering a comfortable and versatile living space with ample room for a range of furniture. The room also features a media wall, built in storage units, double glazed window looking out onto the front and fitted radiator.

### Kitchen/Dining

18' 9" x 12' 4" ( 5.71m x 3.76m )

A bright, open-plan space forming the heart of the home. Fitted with modern wall and base units, integrated appliances, Waist height oven, gas hobs and extractor fan. You also have a double glazed window looking out to the rear garden. The room provides extensive worktop space. The dining area comfortably accommodates a family table and to the side is an undertairs cupboard which is a perfect place to keep the day to day household items. The French doors open onto the rear garden.

### Landing

Provides access to all four bedrooms, the family bathroom and an airing cupboard.

### Bedroom One

11' 2" x 10' 10" ( 3.40m x 3.30m )

A well-proportioned double bedroom with built-in storage and access to a private en-suite shower room. This room also features a double glazed window and radiator.

### En-Suite

Comprising a shower enclosure, Towel Radiator, WC and wash hand basin, finished in a contemporary style with a



double glazed obscured window to the side of the home.

### Bedroom Two

12' 1" x 8' 2" ( 3.68m x 2.49m )

A further double bedroom, ideal for family members or guests. The room comprises of a double glazed window and fitted radiator.

### Bedroom Three

10' 3" x 8' 7" ( 3.12m x 2.62m )

### Bedroom Four

8' 7" x 8' 2" ( 2.62m x 2.49m )

A versatile fourth bedroom, currently ideal for home working, an additional bedroom or additional storage. The bedroom also features a double glazed window and fitted radiator.

### Family Bathroom

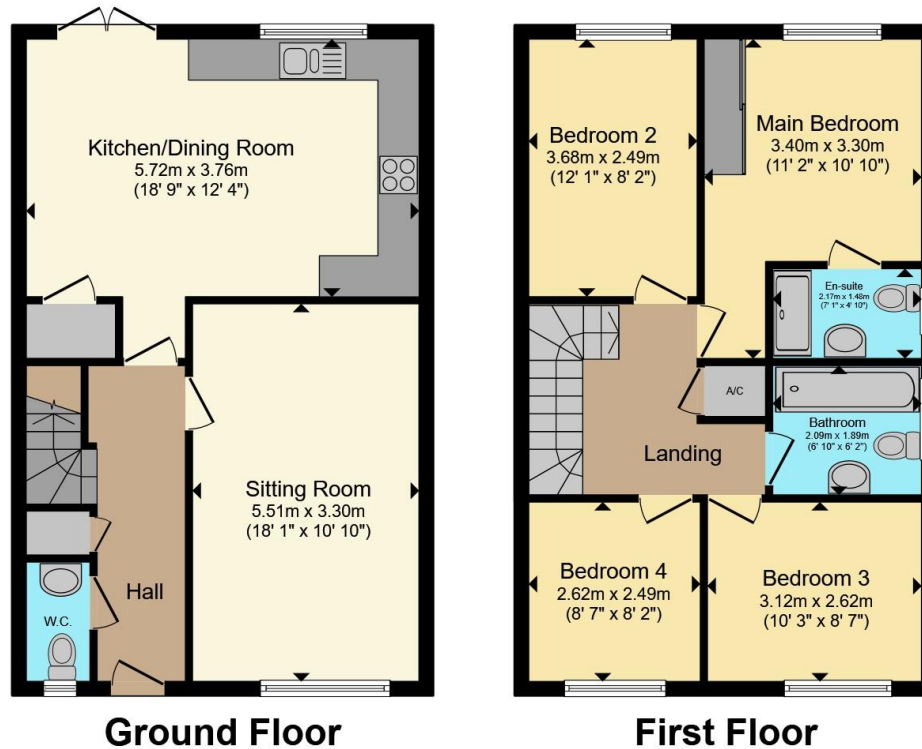
Fitted with a panelled bath, WC and wash hand basin, finished with modern tiling and features a Radiator and a double glazed obscured window.

### Garage

10' 3" x 20' ( 3.12m x 6.10m )

Providing secure parking or useful storage space This garage is accessed by an up-and-over door and also electricity running to the space.





Total floor area 107.2 m<sup>2</sup> (1,154 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](http://www.propertybox.io)

**Connells**



To view this property please contact Connells on

**T 01454 320 555**  
**E [yate@connells.co.uk](mailto:yate@connells.co.uk)**

72-74 Station Road Yate  
BRISTOL BS37 4PH

EPC Rating: B Council Tax  
Band: D

**view this property online [connells.co.uk/Property/YAT308381](http://connells.co.uk/Property/YAT308381)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: YAT308381 - 0002