



Connells

Cranleigh Court Road
Yate Bristol



Property Description

Located in the sought-after town of Yate, near Bristol, this well-presented three-bedroom home offers generous and versatile living space throughout.

The ground floor welcomes you with an entrance hall providing access to all principal rooms. The kitchen is thoughtfully arranged with ample worktop and storage space, while the spacious living room offers a comfortable setting for everyday relaxation. A separate dining room creates an ideal space for family meals or entertaining guests, and the adjoining conservatory provides an additional reception area filled with natural light, enjoying pleasant views over the rear garden and offering direct access outside.

Upstairs, the first floor comprises three well-proportioned bedrooms, each offering flexible accommodation for a variety of needs. The family bathroom is fitted with a four-piece suite, including a panelled bath, separate shower enclosure, wash hand basin, and WC.

Externally, the property benefits from an enclosed rear garden, ideal for outdoor dining and leisure, along with driveway parking to the front. Conveniently positioned close to local shops, schools, and transport links, this home combines comfort, practicality, and a highly convenient location

in-storage cupboard. Access to the kitchen and living room. Storage cupboard. Radiator.

Kitchen

18' 4" x 7' 4" MAX (5.59m x 2.24m MAX)

Double glazed window to the rear aspect. Door to the dining room. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboard and drawers. Sink with drainer. Space for range cooker. Space for tumble dryer, washing machine, American fridge freezer. Cooker hood.

Dining Room

16' 1" x 9' 10" MAX (4.90m x 3.00m MAX)

Double glazed sliding doors to the conservatory. Door to the living room and lounge. Electric fire place. Radiator .

Lounge

17' 1" x 9' 10" MAX (5.21m x 3.00m MAX)

Double glazed window to the front aspect. Stairs rising to the first floor accommodation. Radiator.

Conservatory

19' 10" x 10' 3" (6.05m x 3.12m)

Double glazed windows to the rear aspect. Double glazed door to the rear garden.

Ground Floor Accommodation

Entrance Hall

Double glazed door to the front aspect. Built-

First Floor Accommodation

First Floor Landing

Access to all three bedrooms and family

bathroom. Stairs rising to the second floor accommodation. Storage cupboard.

Bedroom One

11' 3" x 10' 1" (3.43m x 3.07m)

Double glazed window to the front aspect. Built-in-wardrobes. Radiator.

Bedroom Two

11' 8" x 8' 8" (3.56m x 2.64m)

Double glazed window to the rear aspect. Built-in-wardrobes. Radiator.

Bedroom Three

8' 7" x 6' 5" (2.62m x 1.96m)

Double glazed window to the front aspect. Radiator.

Bathroom

Two obscure double glazed window to the rear aspect. Four piece suite comprising of Low Level WC, shower, panelled bath and shower head and wash hand basin with vanity. B-day. Fully tiled to all areas. Heated towel rail.

Second Floor Accommodation

Loft Room

18' 2" x 9' 9" (5.54m x 2.97m)

Double glazed skylight to the rear aspect. Eves storage.

External Features

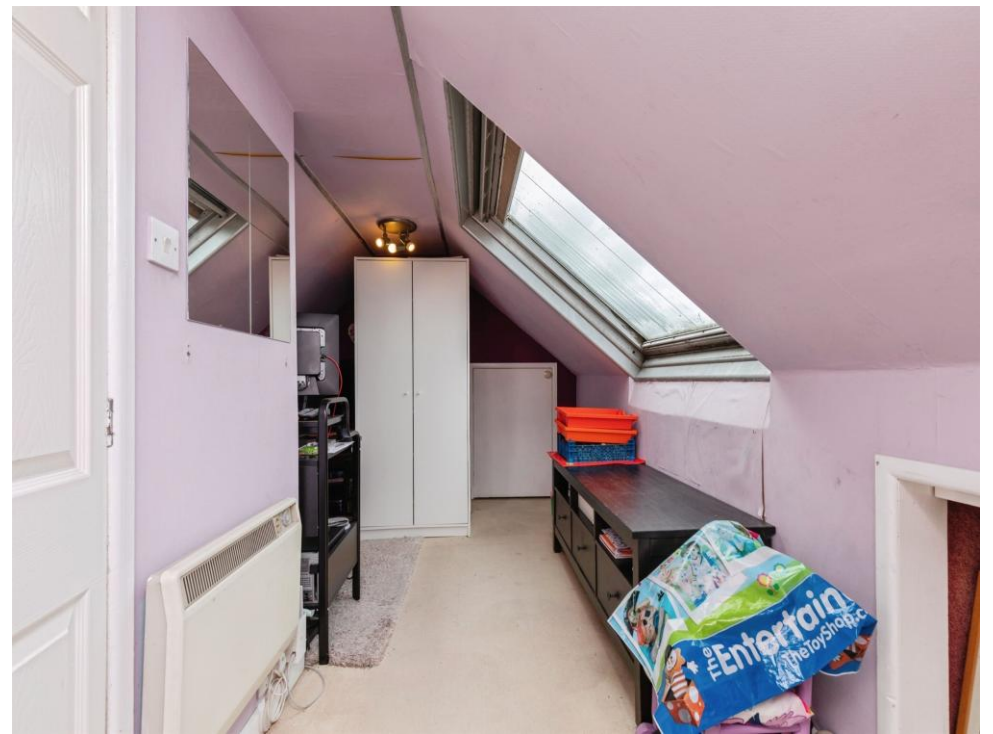
Garden

Walled and fenced boundaries. Laid to lawn. Decking area. Shed. Greenhouse. mature shrubs and bushes.

Parking

Driveway parking

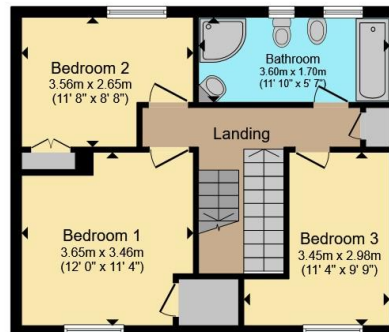




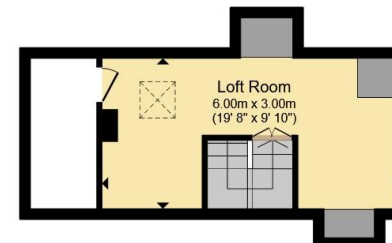




Ground Floor



First Floor



Second Floor

Total floor area 134.4 m² (1,446 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



To view this property please contact Connells on

T 01454 320 555
E yate@connells.co.uk

72-74 Station Road Yate
 BRISTOL BS37 4PH

EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/YAT308362



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: YAT308362 - 0009