



Connells

Merlin Way
Chipping Sodbury Bristol



Property Description

Step inside this beautifully new refreshed detached home, offering a modern lifestyle and a true blank canvas ready for you to make your own. Entry via the side front door leads into a welcoming porch, complete with a handy ground-floor W.C with toilet and wash hand basin. To the right, you'll find a wonderfully spacious living room, a vertical radiator and large triple glazed self clean windows that flood the space with natural light - perfect for relaxing or entertaining.

Flowing seamlessly through is the stylish kitchen/dining room, with all new AEG Top end products, finished with sleek grey cabinets and crisp white worktops offering plenty of storage and preparation space. The layout easily accommodates a generous dining table, with a bonus of secondary source electric floor heating. A rear to aluminum bifold open directly onto the rear garden, creating an effortless indoor outdoor feel.

The garden is fully tiled for low maintenance, framed by green hedging and featuring a useful shed. A rear gate provides access to private parking for two cars and a garage, a real bonus!

Upstairs hosts a generous main bedroom with a large triple glazed window with a stylish wardrobe with built in lights, with two further well proportioned bedrooms, ideal as guest rooms, children's bedrooms or a home office. Completing the floor is a modern family bathroom with bath, overhead shower, toilet and wash hand basin.

Fresh and full of potential, this home is ready to enjoy from day one!

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Porch

Access to downstairs W.C, Living room and staircase.

Kitchen/Living/Dining Room

25' 6" x 17' 10" (7.77m x 5.44m)

Living Room: New Triple Glazed Self-cleaning Windows, Radiators, Built in Storage Unit.

Kitchen: Double Glaze aluminum double doors offset by fold. New Triple Glazed Self-cleaning Windows. Washing machine, Dryer and the Samsung American fridge freezer plumbed in included.

Built in AEG top-end Appliances: Dishwasher- AEG comfort lift, Double Ovens, Wine Cooler and 900 cm Hybrid, induction and gas stove.

Electric Floor heating controlled through app.

W.C

Wash hand Basin, Pedestal Toilet, Towel Radiator

Landing

Access to Bathroom and Bedroom 1,2,3. Built in Storage Unit.

Bedroom 1

14' 10" x 9' 9" (4.52m x 2.97m)

New Triple Glazed Self-cleaning Windows, Radiator, Wardrobe with Built in Lights.

Bedroom 2

10' x 9' 8" (3.05m x 2.95m)

Double Glazed Window, Radiator

Bedroom 3

10' 3" x 7' 10" (3.12m x 2.39m)

New Triple Glazed Self-cleaning Windows, Radiator, Built in Storage

Unit

Family Bathroom

7' 9" x 5' 5" (2.36m x 1.65m)

Pedestal Toilet, Wash Hand Basin, Bath with Overhead shower

Garden

Garage

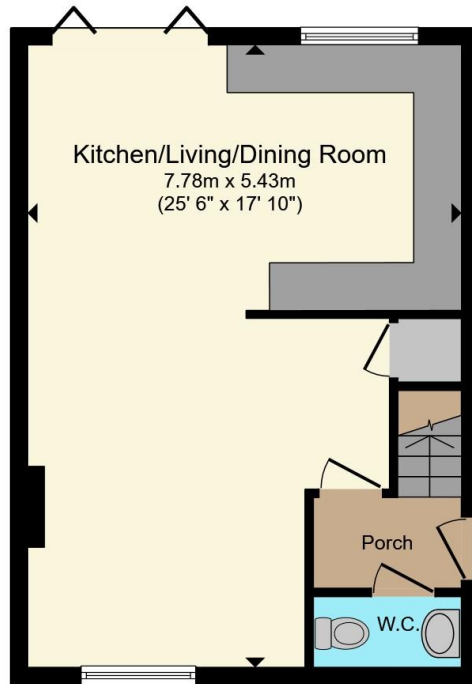
3 SWANN CCTV cameras, records for 30 days.

Private Parking

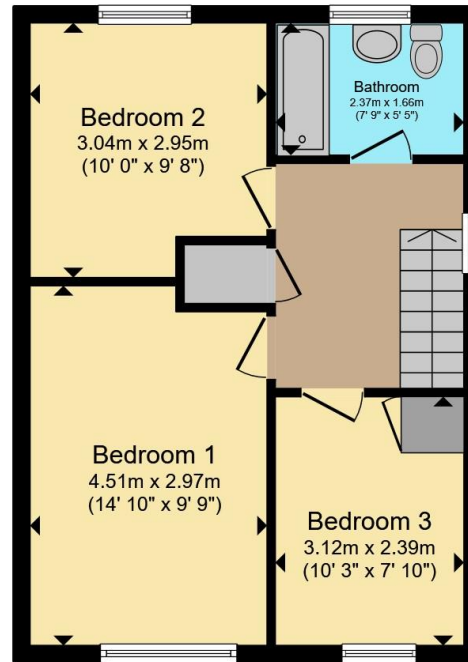
Attic

New Boiler with recent rewire





Ground Floor



First Floor

Total floor area 84.8 m² (913 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

Connells



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72-74 Station Road Yate
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EPC Rating: D Council Tax
Band: C

view this property online connells.co.uk/Property/YAT308305

Tenure: Freehold



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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.

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