

Connells

Hatherley
Yate Bristol

Hatherley
Yate Bristol BS37 4LU

for sale offers in excess of
£280,000







Property Description

Situated behind a welcoming front garden, this bright and spacious home offers fantastic family living throughout. The entrance hall leads to a light-filled lounge with a large front window, while further along is the dining room featuring large sliding patio doors opening onto the rear garden.

The kitchen boasts a stylish SHAKER-STYLE DESIGN, offering ample cabinetry, plenty of worktop space, room for utilities, a large window and side access to the garden.

Outside, the rear garden features a wooden patio leading to a stone pathway, with a lawn to one side and decorative pebbles to the other. At the rear of the garden, there is a useful shed and gated access.

Upstairs, there are THREE GOOD-SIZED BEDROOMS, all benefiting from large double windows. Completing the first floor is the family bathroom, fitted with a bath and overhead shower, wash hand basin and WC.

A fantastic opportunity to acquire a SPACIOUS FAMILY HOME with excellent indoor and outdoor living space.

Hall

Double Glazed Window, Radiator, Under-stair storage and Storage Unit, Access to Lounge/ Dining Room

Lounge

14' 7" x 11' 9" (4.45m x 3.58m)
Big Double Glazed Window, Radiator

Dining Room

9' 7" x 8' 11" (2.92m x 2.72m)
Double Glazed Doors, Radiator

Kitchen

16' x 8' (4.88m x 2.44m)
Shaker-Style Kitchen, Double Glazed Window, Double Glazed Door, Space for Fridge/Freezer, Washing Machine, Dishwasher. Freestanding electric cooker and oven.

Garden

Garage

Landing

Access to all first floor rooms, Storage Cupboard

Bedroom 1

12' 6" x 10' 2" (3.81m x 3.10m)
Double Glazed Window, Radiator

Bedroom 2

11' 2" x 10' 3" (3.40m x 3.12m)
Double Glazed Window, Radiator

Bedroom 3

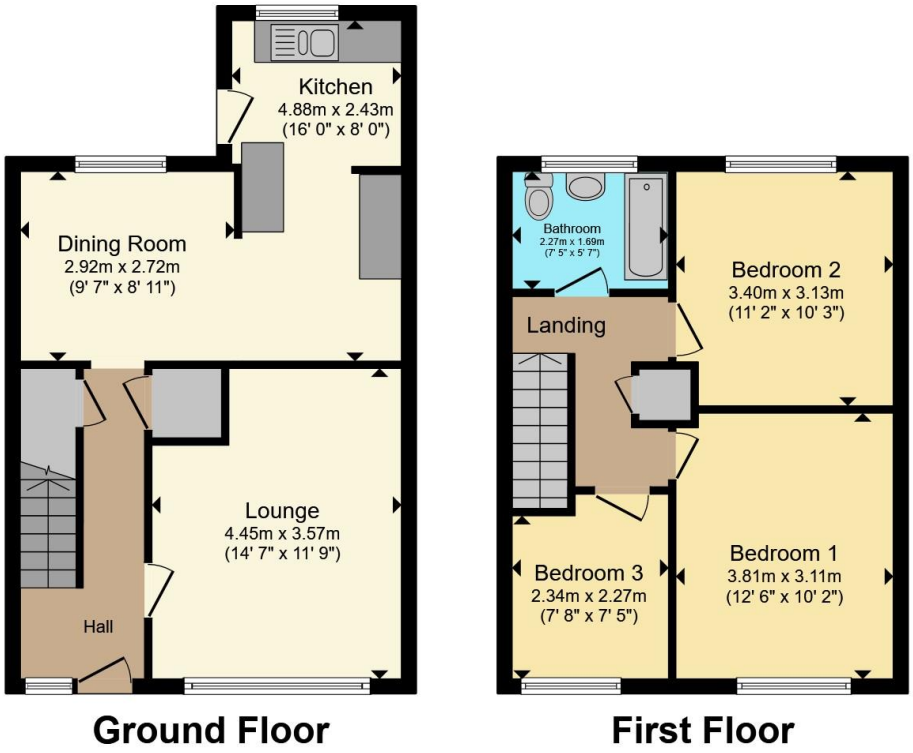
7' 8" x 7' 5" (2.34m x 2.26m)
Double Glazed Window, Radiator

Bathroom

7' 5" x 5' 7" (2.26m x 1.70m)
Double Glazed Frosted Window, Towel Radiator, Bath with Overhead shower, Pedestal Toilet, Wash Hand Basin











Total floor area 84.5 m² (909 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

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: C

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/YAT308096

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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