



The Briars Broad Lane, Yate, Bristol

- Detached House
- Set Over Three Floors
 - Conservatory
 - Beautiful Garden
- Very Well Presented
- Built 2013 by Newland Homes
- Stunning Newly Fitted Kitchen/Diner
- 4 Bedrooms (Ensuite to Master)
 - Upgraded by Owners
 - Garage & Parking

£475,000

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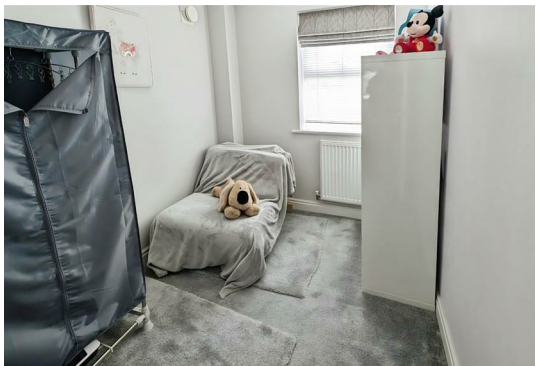
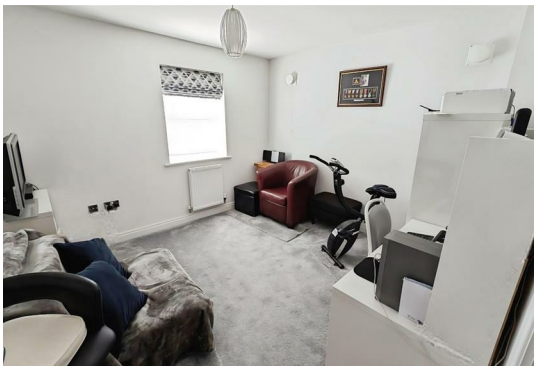
Nestled in the desirable area of Broad Lane, Yate, Bristol, this stunning detached house, built in 2013, offers a perfect blend of modern living and comfort. Spanning an impressive 119 square metres, the property boasts a well-thought-out layout that is ideal for families or those seeking ample space.

Upon entering, you are greeted by a welcoming entrance hall that leads to a cloakroom, providing convenience for guests. The ground floor features two spacious reception rooms, including a bright and airy lounge, perfect for relaxation. The newly fitted kitchen/diner is a true highlight, offering a contemporary space for culinary enthusiasts, and it seamlessly connects to a delightful conservatory with tiled roof, which invites natural light and provides a lovely view of the garden.

The first floor comprises three generously sized bedrooms, complemented by a family bathroom that caters to the needs of the household. Ascending to the second floor, you will discover a luxurious master suite, complete with an ensuite shower room and fitted wardrobes, ensuring privacy and comfort.

Additional benefits of this remarkable home include gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year. The southern-facing enclosed rear garden is a tranquil retreat, perfect for outdoor entertaining or simply enjoying the sunshine. Furthermore, the property features a garage and additional parking for two to three vehicles, making it an ideal choice for families with multiple cars.

This exceptional property on Broad Lane is not just a house; it is a place to call home, offering a harmonious lifestyle in a sought-after location. Do not miss the opportunity to make this splendid residence your own.



Composite door into

Entrance Hallway

Double glazed window to the front, Karndean flooring, radiator, stairs to 1st floor with storage cupboard under, doors into

Cloakroom

Double glazed window to the side, white suite comprising WC, pedestal wash hand basin with tiled splashback.

Lounge

17'1" max x 11'

Double glazed bay window to the front, double glazed window to the side, Tv point, telephone point, electric wall mounted feature fireplace.

Kitchen/Diner

17'8" x 11'9"

Double glazed window to the side, range of newly fitted wall with pull down cupboards, drawer and base units with under lighting, and work surface over, 1.5 sink unit with mixer tap over, pull out pantry cupboard, built in appliances to include electric oven, microwave, gas hob with extractor hood over, dishwasher, washing machine and fridge/freezer, kickboard heater, radiator, space for table and chairs Karndean flooring, ceiling spotlights, opening into

Conservatory with Tiled Roof

9'4" x 8'11"

Double glazed construction on a dwarf wall with fitted tiled roof, vertical blinds, Karndean flooring, double glazed patio doors opening into the garden.

First Floor Landing

Double glazed window to the side, storage cupboard housing new gas boiler, further storage cupboard with tank, door accessing 2nd floor with double glazed window to the front, further doors into

Bedroom Two

11'2" x 9'5"

Double glazed window to the front, built in wardrobes, radiator.

Bedroom Three

10'11" x 10'4"

Double glazed window to the rear, radiator.

Bedroom Four

7'9" x 6'4"

Double glazed window to the rear, radiator.

Bathroom

6'11" x 6'2"

Double glazed window to the side, white suite comprising, panelled bath with shower over, pedestal wash hand basin, WC, part tiled walls, ceiling spotlights, extractor fan, heated towel rail.

Second Floor Master Suite

17'8" max x 13'2" max

Double glazed window to the front, built in wardrobes to eaves, further built in walk in wardrobe with access to further eaves storage, access to part boarded loft space, radiator, door into

En-suite

8' x 7'

Double glazed Velux window to rear, white suite comprising walk in shower with rain shower over, pedestal wash hand basin, WC, heated towel rail, extractor fan.

Outside

The front is laid to decorative stones with pathway to front door and to both side of the property.

The enclosed southerly facing rear garden has been laid mainly to lawn with patio areas, screened by composite fence panels and gated access to both sides, outside tap, stone edges.

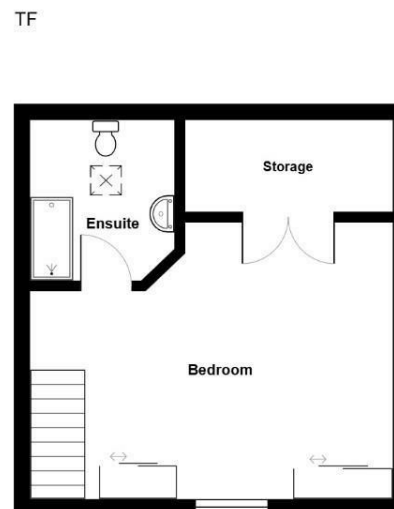
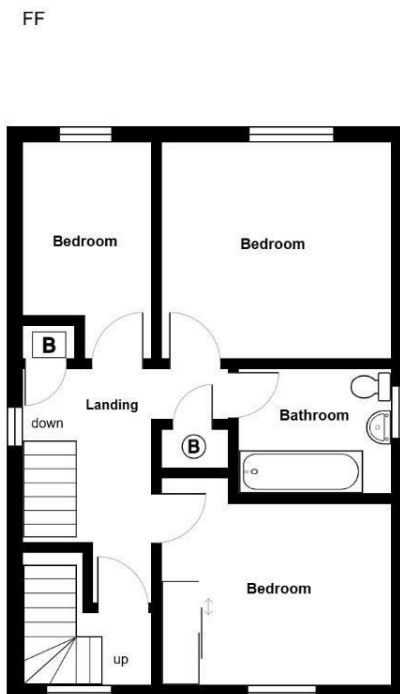
Garage

There is a single garage with up and over door, light and power with rafter storage, with side garden laid to lawn with hedge edging and further tandem parking space to the front of house for two vehicles.

Agents Note

“Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute’s Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted”





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	79	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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