



Connells

Highworth Crescent
Yate Bristol



Property Description

A well-presented four-bedroom semi-detached home located in Highworth Crescent, Yate. The property features a spacious lounge/dining room, fitted kitchen, and a bright conservatory overlooking the rear garden. Upstairs offers four bedrooms, a family bathroom, and a separate shower room. Additional benefits include off-road parking to the front and a private rear garden. Conveniently situated close to local amenities, schools, and transport links.

Entrance Porch

UPVC double glazed glass door leading into a porch, where a further UPVC double glazed glass door leading into an entrance hallway.

Hallway

Central heating radiator, wood effect flooring, stairs rising to the first floor, doors off to principal rooms.

Lounge/Dining Room

23' 4" max x 11' 9" max (7.11m max x 3.58m max)
UPVC double glazed window to the front aspect, wood effect flooring, central heating radiator, fireplace, UPVC double glazed sliding door to the conservatory.

Kitchen

9' 4" x 8' 10" (2.84m x 2.69m)
UPVC double glazed window to the conservatory, a range of base units and drawers with rolled edge worktops over and matching wall units, integrated oven/grill with an inset of four rings electric hob and extractor hood above, tiled splashback, a single bowl stainless steel sink unit and drainer with mixer taps, tiled flooring, space and plumbing for washing machine and dishwasher.

Conservatory

17' 6" max x 11' 11" max (5.33m max x 3.63m max)

Fully around UPVC double glazed, tiled flooring, UPVC double glazed doors leading out to the rear garden.

Landing

Central heating radiator, a hatch giving access to the loft storage space, doors off to principal rooms.

Bedroom One

17' 9" max x 8' 4" max (5.41m max x 2.54m max)
UPVC double glazed window to the front aspect, central heating radiator.

Bedroom Two

13' 3" max x 9' 9" max (4.04m max x 2.97m max)
UPVC double glazed window to the front aspect, wood effect flooring, central heating radiator, storage cupboard.

Bedroom Three

9' 10" max x 9' 9" max (3.00m max x 2.97m max)
UPVC double glazed window to the rear aspect, central heating radiator.

Bedroom Four

9' 3" max x 7' 11" max (2.82m max x 2.41m max)
UPVC double glazed window to the front aspect, central heating radiator, storage cupboard.

Bathroom

7' 9" x 5' 5" (2.36m x 1.65m)
UPVC double glazed obscured glass window, a handwash basin wc unit, tiled around, a tiled panelled bathtub with mixer taps and main showers above.

Shower Room

UPVC double glazed obscured glass window, a vanity handwash basin, low level flush wc, a chrome towel radiator, a quadrant shower with main showers above, extractor fan.

Outside

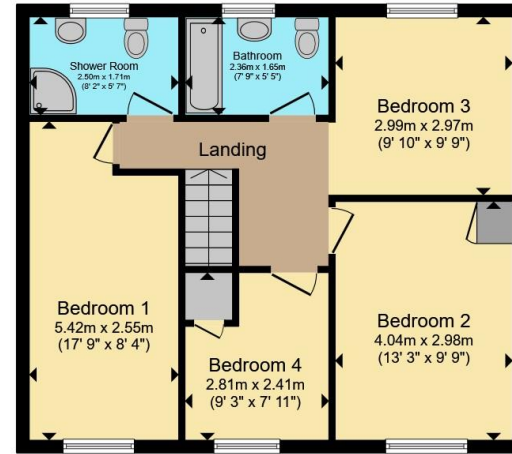
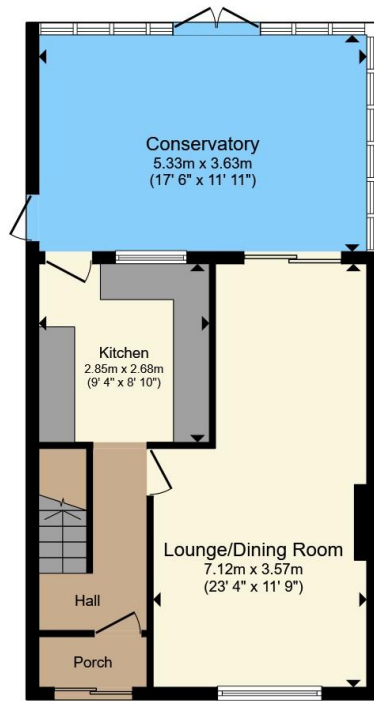
To The Front

A paved path leading to the front door, paved front garden, parking space for several cars.

To The Rear

Partly paved and partly laid with grass, enclosed with fencing and walls, some garden trees and green house comprising some plants, a garage with a door and window.





Ground Floor

First Floor

Total floor area 117.1 m² (1,261 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



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

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Tenure: Freehold



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