

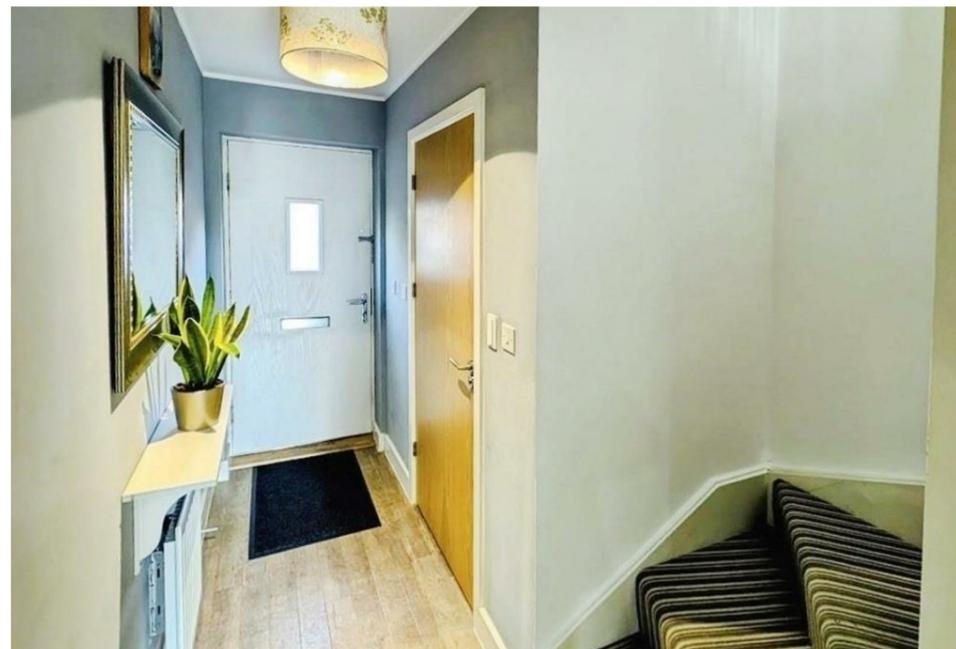


# Hollybrook Mews, Yate BS37

£350,000



Welcome to this beautifully presented four-bedroom property spanning an impressive 109 square metres. This home offers a perfect blend of comfort and modern living. As you enter, you are greeted by an entrance hall that sets the tone for the rest of the home. The downstairs cloakroom adds convenience for both residents and guests alike. The heart of the home is undoubtedly the stunning kitchen and family area, which provides an ideal space for entertaining or enjoying family meals. The lounge is a welcoming space that enjoys rear views over a picturesque man-made lake, creating a serene backdrop that enhances the overall ambiance of the property perfect for relaxation after a long day. The property features four well-proportioned bedrooms, ensuring ample space for family or guests. The family bathroom is thoughtfully designed, while the en suite offers added privacy and convenience for the master bedroom. Additional benefits of this property include gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year. Outside, you will find off-road parking, a valuable asset in this sought-after area, along with a rear garden that provides a lovely outdoor space for leisure and recreation. This property is not just a house; it is a home that offers a wonderful lifestyle in a tranquil setting. With its modern amenities and stunning views, it is an opportunity not to be missed. We invite you to come and experience all that this exceptional property has to offer.



#### Entrance Hall

Entrance door, stairs to first floor, Amtico flooring, radiator.

#### Downstairs Cloakroom

Double glazed window to front, vanity wash hand basin, W/C, Amtico flooring, radiator.

#### Kitchen/Diner/Family Area 25'9" max - 15'3" x 15'1"max - 11'3" - 7'10"

Double glazed window to front, Range of modern wall and base units, work surfaces, built in electric oven, gas hob, cooker hood, integral fridge, integral freezer, washing machine and dishwasher. inset ceiling lights, understairs cupboard, Amtico flooring, double glazed windows to rear with purpose - built tri - fold shutters, double glazed French doors to rear garden, two radiators.

#### First Floor Landing

Stairs to second floor, radiator.

#### Lounge 15'1" x 10'6" - 8'8"

Twin double glazed French doors, laminate flooring, radiator, rear views to man made lake.

#### Bedroom One 15'1" max ( to inside of wardrobes ) x 10'8" max

Double glazed window to front, fitted double wardrobe, laminate flooring, two radiators.

#### En Suite

Double shower cubicle, wash hand basin, W/c, shaver point, heated towel radiator.

#### Second Floor

#### Bedroom Two 15'1" max - 11'3" x 9'4" max

Double glazed windows to front, built in cupboard, laminate flooring, two radiators.

#### Bedroom Three 9'1" x 8'1"

Double glazed window to rear, laminate flooring, radiator, views to man made lake.

#### Bedroom Four 8'8" x 6'8"

Double glazed window to rear, laminate flooring, radiator, views to man made lake.

#### Bathroom

Modern suite of bath with shower over, wash hand basin, W/C, extractor fan,

shaver point, heated towel radiator,

#### Front Garden

Laid mainly to block pavier providing two parking spaces.

#### Rear Garden

Laid to lawn, patio, small area of decking, garden shed, backing onto man made lake.

#### 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'

Tenure: Freehold  
Council Tax Band: D

- Well Presented Four Bedroom Property
- Entrance Hall
- Downstairs Cloakroom
- Stunning Kitchen/family Area
- Lounge
- Family Bathroom
- En Suite
- Gas Central Heating, Double Glazing
- Off Road Parking
- Rear Views over man made lake



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	80
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.