



Connells

School Walk
Yate Bristol



Property Description

LOCATION! LOCATION! WOW!

If you are looking for that family home with wow factor and an enviable position, then look no further!

Tucked away beautifully within central Yate, and with a glimpse of the majestic St Mary's Church and green areas, this property is the one for you. Set within a cul-de-sac position, and with views across green spaces, this home certainly has kerb appeal.

On entering the property, you are bound to be struck by the homely feel and the relaxed layout. A lovely lounge area leads through to a generous dining area by way of an archway. The Kitchen is set off to the rear and an inner lobby gives way to a downstairs guest cloakroom as well as providing access to the garage. To the first floor there are four good sized bedrooms, along with the family bathroom. A charming garden to the rear, plus a driveway to the front completes this fabulous residence.

Yate and all that it has to offer is within easy proximity, making this home a must-see opportunity!

Call Connells today!

Ground Floor

Entrance Hall

Double glazed door with leaded panel to front elevation, stairs rising to first floor, consumer unit, smooth ceiling with recessed spotlights, wood effect flooring, radiator and door leading to lounge.

Cloakroom

Double glazed window with obscured glazed panel to side elevation, wall mounted WC, wash hand basin with tiled splashbacks, wood

effect laminated flooring, textured ceiling accessed via inner lobby.

Lounge

15' 8" max incl stairs x 14' 11" (4.78m max incl stairs x 4.55m)

Double glazed leaded window to front elevation, TV point, coved and smooth ceiling with recessed spotlights, wood effect flooring, archway leading to dining area, door from hall and doors leading to inner lobby and kitchen.

Dining Area

9' 1" x 8' 6" (2.77m x 2.59m)

Open archway from lounge area, double glazed patio doors to conservatory, smooth ceiling with recessed spotlights and radiator.

Kitchen

14' 7" x 8' 3" (4.45m x 2.51m)

Two double glazed windows to rear elevation and double glazed door to side elevation. Fitted kitchen comprising wall and base units with work surfaces over incorporating a stainless steel one and half bowl sink/drainage, electric oven with gas hob, stainless steel splashback and extractor over. Integrated washing machine, integrated dishwasher, integrated fridge/freezer, TV point, breakfast bar, smooth ceiling with recessed spotlights and radiator.

Conservatory

12' x 12' (3.66m x 3.66m)

uPVC construction with double glazed windows to side and rear elevations, double glazed patio doors from dining room and double glazed french doors giving access to rear garden, tiled flooring, ceiling fan, radiator and polycarbonate roof.

First Floor

Landing

Bedroom One

12' 7" inc built-in wardrobes x 12' 2" (3.84m inc built-in wardrobes x 3.71m)

Bedroom Two

12' 2" plus built-in wardrobe x 8' (3.71m plus built-in wardrobe x 2.44m)

Double glazed leaded window to front elevation, built-in wardrobe, smooth ceiling and radiator.

Bedroom Three

11' 6" x 9' 1" (3.51m x 2.77m)

Double glazed window to rear elevation, smooth ceiling and radiator.

Bedroom Four

9' 7" x 8' (2.92m x 2.44m)

Double glazed window to rear elevation, wood effect laminate flooring and radiator.

Bathroom

Double glazed window with obscured glazed panel to rear elevation. Bathroom suite comprising panelled bath with mixer tap, low level WC, pedestal wash hand basin with mixer tap, partially tiled walls, smooth ceiling with recessed spotlights, shaver point and chrome heated towel rail.

Outside Space

Front Approach

Driveway parking in front of garage, small area laid to lawn with further area laid to stone chippings.

Rear Garden

Fully enclosed by boundary wall and fencing, mainly laid to lawn with decked area, outside tap and power socket, courtesy light and gated side access.

Garage

17' 8" x 7' 11" (5.38m x 2.41m)

With up and over door, courtesy door access via inner lobby.





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.focalagent.com

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: D

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Tenure: Freehold



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