



**£325,000**  
**Normandy Drive**  
Yate, BS37 4FL

## PROPERTY SUMMARY

The property is entered via a welcoming hallway which provides access to a downstairs cloakroom and WC. To the front is a spacious kitchen breakfast room with ample storage and space for dining, creating an ideal setting for both everyday living and entertaining. The living room is bright and beautifully presented, with French doors opening onto the rear garden and allowing natural light to flood the space, enhancing the sense of openness throughout. Upstairs offers two well proportioned bedrooms, including a generous double with built in wardrobes, along with a further good sized single bedroom. The family bathroom is modern and well appointed. Occupying the top floor is the impressive principal bedroom, a spacious and private retreat with a stylish en suite shower room, completing this very well presented home throughout.

Outside, the property benefits from a driveway to the front providing parking for two cars. To the rear, the South West Facing garden is well presented and mainly laid to lawn with a patio seating area, creating an ideal space for relaxing, entertaining and outdoor dining.

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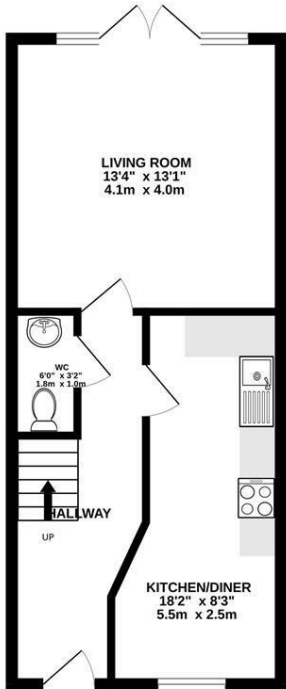




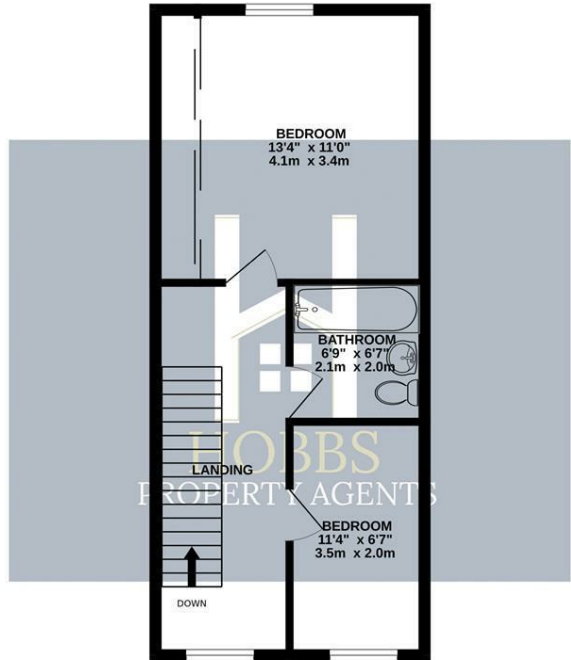




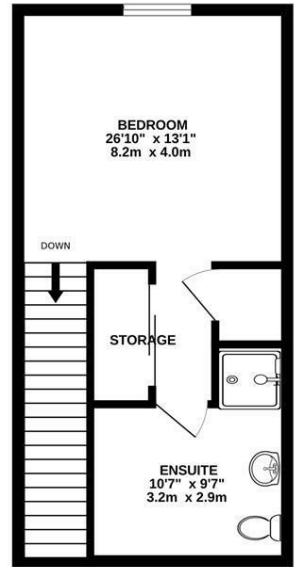
GROUND FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



1ST FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



2ND FLOOR  
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 1172 sq.ft. (108.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**LOCAL AUTHORITY**  
South Gloucestershire

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
D

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		78	83
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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