



Bluebell Close, Yate Bristol BS37 7DN

 allen & harris

welcome to

Bluebell Close, Yate Bristol

***** FABULOUS DETACHED HOME****An exceptional opportunity to own this stunning four-bedroom executive-style home with a Kitchen/Diner and versatile reception room being currently used as a study/office. outside rear garden on two levels features a partly astro-turfed lawn and decking area.

Entrance Hall

Composite front door and windows, LVT flooring, radiator & stairs leading to first floor.

Study/Office

Double glazed window to front aspect, LVT flooring and radiator.

Lounge

Double glazed bay window to front aspect, electric fire with surround and radiator.

Downstairs Cloakroom/Storage

Double glazed window to side aspect, low level wc, wash hand basin, LVT flooring, radiator and door leading to storage cupboard.

Kitchen/Diner

Window to rear aspect, overlooking rear garden. A modern fitted kitchen with a combination of wall and base units with worktops over and stainless steel sink and drainer. Integral electric double oven and hob, built in dishwasher, built in fridge/freezer, LVT flooring, radiator and double French doors leading out to the garden.

Utility Room

Double glazed door to rear aspect, a combination of wall and base units with worktops over, space for tumble dryer and plumbing for washing machine, cupboard housing boiler. LVT flooring and radiator.

Landing

Double glazed window to side aspect and loft access.

Bedroom One

Double glazed windows to front aspect, built in wardrobes, radiator and door leading to en-suite:

En-Suite

Double glazed window to side aspect. Low level wc, Vanity wash hand basin, Double shower cubicle, radiator and vinyl flooring.

Bedroom Two

Double glazed window to rear aspect and radiator.

Bedroom Three

Double glazed window to front aspect and radiator.

Bedroom Four

Double glazed window to rear aspect and radiator.

Main Bathroom

Double glazed window to rear aspect, low level wc, wash hand basin, bath, separate shower unit, vinyl flooring and radiator.

Garage/ Driveway

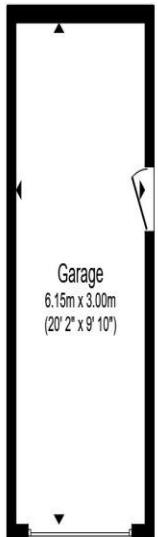
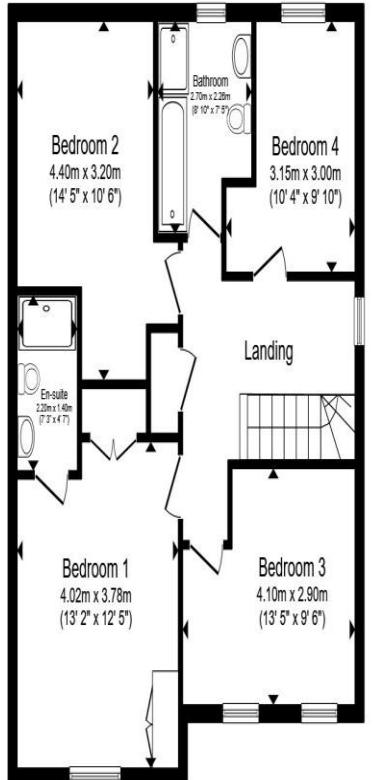
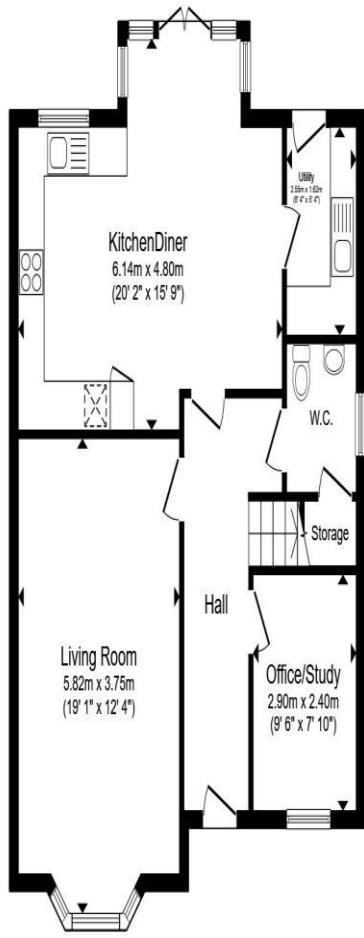
Up and over garage door, power and lighting. side door access into garden and house. Off Street parking.

Garden

Enclosed rear garden with side gate access to driveway, patio area on first level, decking area on lower level with astro-turfed lawn with a stoned area.

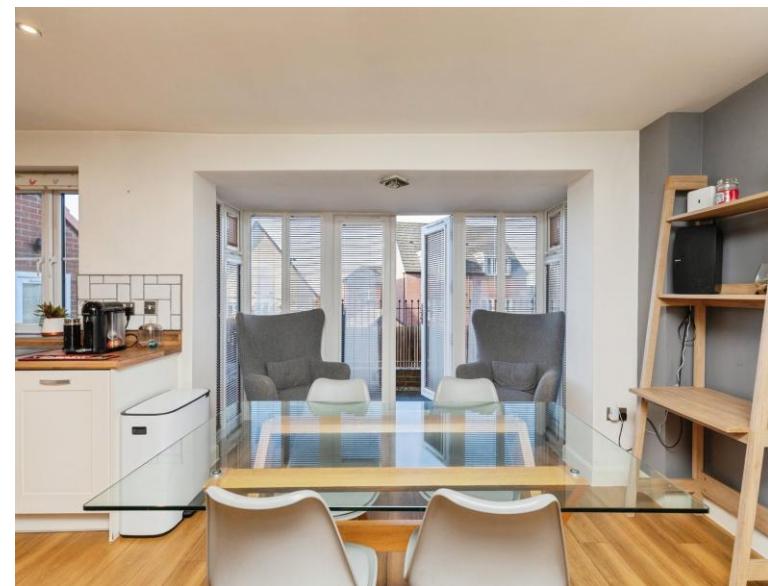
Agent Note

contribution to the management services - £215 per year.



Total floor area 159.7 m² (1,719 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



welcome to
Bluebell Close,
Yate Bristol

- EXECUTIVE DETACHED HOME
- OPEN PLAN KITCHEN/DINER
- UTILITY ROOM
- DOWNSTAIRS CLOAKROOM/ STORAGE
- STUDY/ OFFICE

Tenure: Freehold EPC Rating: B

Council Tax Band: F

offers in excess of

£600,000



view this property online allenandharris.co.uk/Property/CPS105398



Property Ref:
CPS105398 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01454 318387



ChippingSodbury@allenandharris.co.uk



7 High Street, Chipping Sodbury, BRISTOL,
Avon, BS37 6BA



allenandharris.co.uk