



**Bluebell Close, Yate Bristol BS37 7DN**

**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.

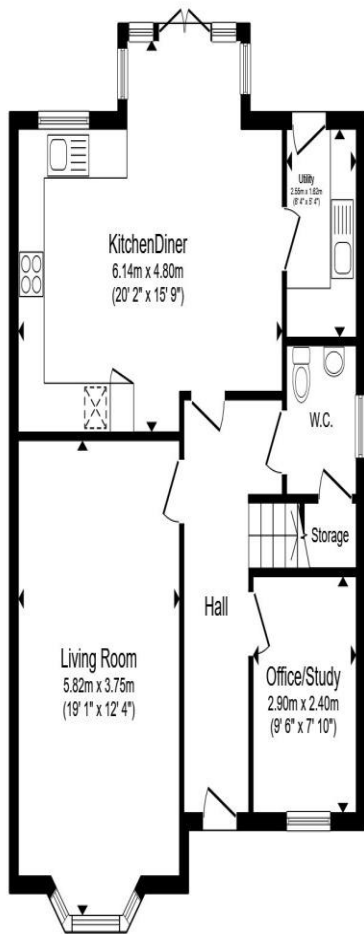
### **Garden**

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.

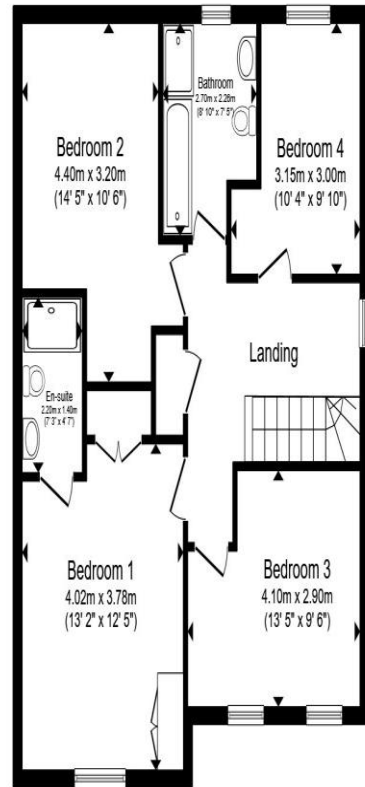
### **Agent Note**

contribution to the management services - £215 per year.





**Ground Floor**



**First Floor**



**Garage**

Total floor area 159.7 m<sup>2</sup> (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](http://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**



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Property Ref:  
CPS105398 - 0003

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