





# Normandy Drive, Yate BS37

£330,000

 4  2  1  B

This four-bedroom end-of-terrace townhouse offers a perfect blend of comfort and modern living. Upon entering, you are welcomed by an entrance hall that leads to a convenient downstairs cloakroom, ideal for guests. The heart of the home is the well-fitted kitchen/ breakfast room and a lounge for relaxation and family gatherings. The property boasts four well-proportioned bedrooms, ensuring ample space for family or guests. The family bathroom is thoughtfully designed, and the master bedroom benefits from an en suite for added privacy and convenience. This townhouse is equipped with gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year. The south-facing rear garden is an easy to manage space, perfect for enjoying sunny days or hosting barbecues. Additionally, the property includes a garage and off-road parking, providing practical solutions for your vehicle needs. With its convenient location to local amenities and well-appointed features, this property is an ideal choice for families or anyone seeking a comfortable home in a vibrant community. Don't miss the opportunity to make this lovely townhouse your own.





Entrance Hall

Entrance door, laminate flooring, stairs to first floor.

Downstairs Cloakroom

Pedestal wash hand basin, W/C, laminate flooring, radiator.

Lounge 13'6" x 12'10"

French double glazed doors to rear garden, two radiators.

Kitchen/Breakfast Room 16'9" x 6'1"

Double glazed window to side and rear, range of wall and base units, work surfaces, stainless steel sink unit work surfaces, built in electric oven and gas hob, cooker hood, integral fridge/freezer and dishwasher, washing machine, laminate flooring, radiator.

First Floor Landing

Double glazed window to the front, stairs to second floor, radiator.

Bedroom Two 12'10" x 10'4"

Double glazed window to rear, radiator.

Bedroom Four 10'10" x 6'4"

Double glazed window to front, radiator,

Bathroom

Double glazed window to side, bath with shower over, vanity wash hand basin, W/C, radiator.

Second Floor Landing

Access to the loft space, radiator.

Bedroom One 15'3" max -10'10" x 12'11" max

Double glazed window to rear, radiator.

Bedroom Three 11'8" x 9'4"

Double glazed window to front, airing cupboard housing tank, radiator.

Front Garden

Laid to slate gravel, tree.

Rear Garden

Artificial grass, and patio.

Garage

Single garage with off road parking.

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:



- 4 Bedroom End Of Terrace Town House
- Entrance Hall
- Downstairs Cloakroom
- Lounge
- Well Fitted Kitchen/ Breakfast Room
- Family Bathroom
- En Suite
- Gas Central Heating, Double Glazing
- Gardens
- Garage and Off Road Parking

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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		
England & Wales	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.