



Homefield,
Yate
BS37 5US

£525,000



This well-presented four-bedroom detached house is a credit to the present owners and offers a perfect blend of comfort and modern living. Upon entering, you are greeted by a spacious and inviting atmosphere, ideal for families or those who enjoy entertaining. The ground floor features a stunning kitchen/diner, which serves as the heart of the home, providing ample space for dining and socialising. Adjacent to the kitchen, you will find a convenient utility room, making household chores a breeze. The fine sized lounge offers a relaxing retreat, while a study provides a quiet space for work or study, catering to the needs of today's lifestyle. A downstairs cloakroom adds to the practicality of the layout. Upstairs, the property boasts a modern bathroom and an en suite shower room, ensuring that comfort and convenience are at the forefront. Each of the four bedrooms is well-proportioned, providing plenty of space for rest and relaxation. The house benefits from gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year. The southerly facing rear garden is a delightful outdoor space, perfect for enjoying sunny days and hosting gatherings. Additionally, the property includes a single garage and ample off-road parking, making it ideal for families with multiple vehicles. This delightful home in Yate is not just a property; it is a lifestyle choice, offering a wonderful community and easy access to local amenities. Don't miss the opportunity to make this beautiful house your new home.



ENTRANCE HALL

Composite security door, double glazed screen to front, understairs cupboard, stairs to first floor, tiled floor, radiator.

DOWNSTAIRS CLOAKROOM

Stand alone vanity wash hand basin, W/C, wood effect surround, extractor fan, heated towel radiator.

LOUNGE 18'8" max x 15'1"

Double glazed windows to front, feature fire place with electric fire, inset ceiling lights, box style radiator, double glazed sliding patio door to rear.

STUDY 7'5" max x 7'0"

Double glazed window to rear, double glazed door to side.

KITCHEN/DINER 22'3" x 9'8"

Double glazed window to front and rear. Traditional modern fitted kitchen comprising oak style wall and base units with marble style work tops and single drainer sink unit, integral fridge/freezer, double oven, induction hob, extractor fan, microwave, coffee machine and dishwasher, inset ceiling lights, tiled floor, radiator, triple oak framed glazed doors.

UTILITY ROOM 5'9" x 5'9"

Space for washing machine, work surface, wall and base unit, Worcester gas boiler, tiled floor, radiator.

LANDING

Access to loft space, airing cupboard.

BEDROOM ONE 12'8" x 9'7"

Double glazed window to the front, built in double wardrobe, radiator.

EN SUITE

Double glazed window to side, vanity wash hand basin, W/C, double shower cubicle with rain head style shower, part tiled, radiator.

BEDROOM TWO 10'6" x 9'3"

Double glazed window to front, built in double wardrobe, radiator.

BEDROOM THREE 8'8" x 8'4"

Double glazed window to rear, radiator.

BEDROOM FOUR 7'7" x 6'5"

Double glazed window to rear, radiator.

BATHROOM

Double glazed frosted window to rear, modern suite of bath, with rain head style shower over, vanity wash hand basin, W/C, part tiled, heated towel radiator.

FRONT GARDEN

Laid to lawn, and tarmaced driveway providing off road parking

REAR GARDEN

Southerly facing rear garden, mainly laid to lawn with patio area, borders, bushes and shrubs, side access from both sides, outside water tap.

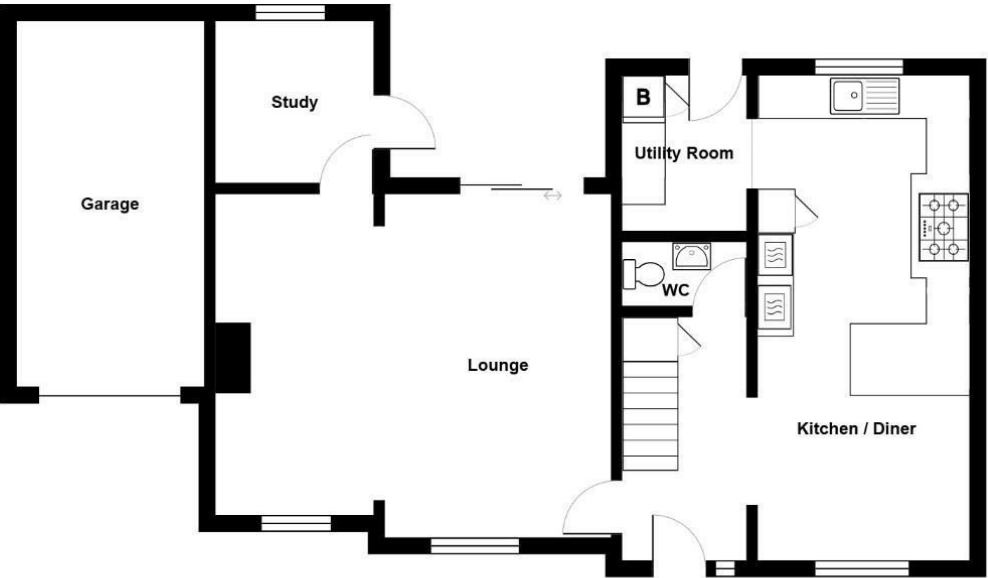
GARAGE

Single garage with electric role up door, power and light.

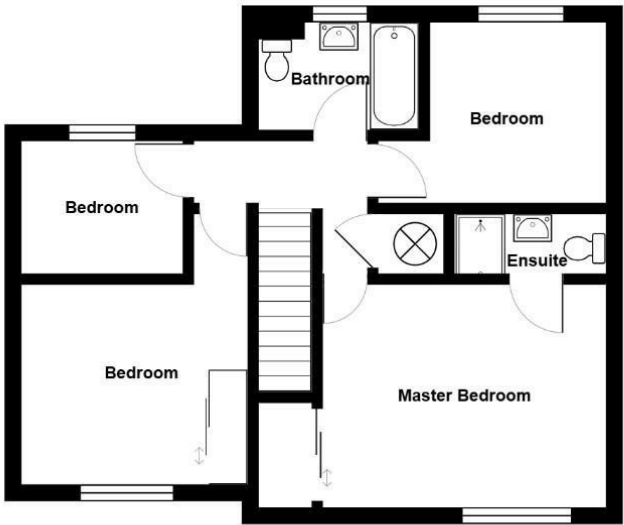
Agents Note

“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: E



Area: 66.5 m² ... 715 ft²



Area: 50.1 m² ... 539 ft²

- Well Presented Four Bedroom Detached House
- Downstairs Cloakroom
- Stunning Kitchen/Diner, Utility
- Good Sized Lounge
- Study
- Modern Bathroom, En Suite Shower Room
- Gas Central Heating, Double Glazing
- Southerly Facing Rear Garden
- Single Garage
- Ample Off Road Parking

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	73
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.